

17, Brooklands Avenue, Sheffield, S10 4GA

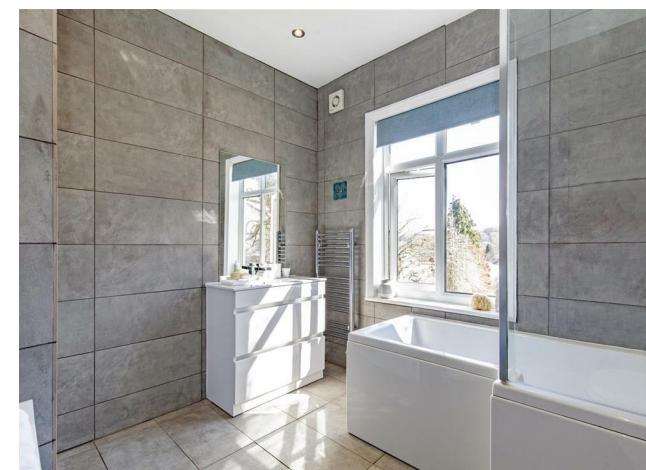
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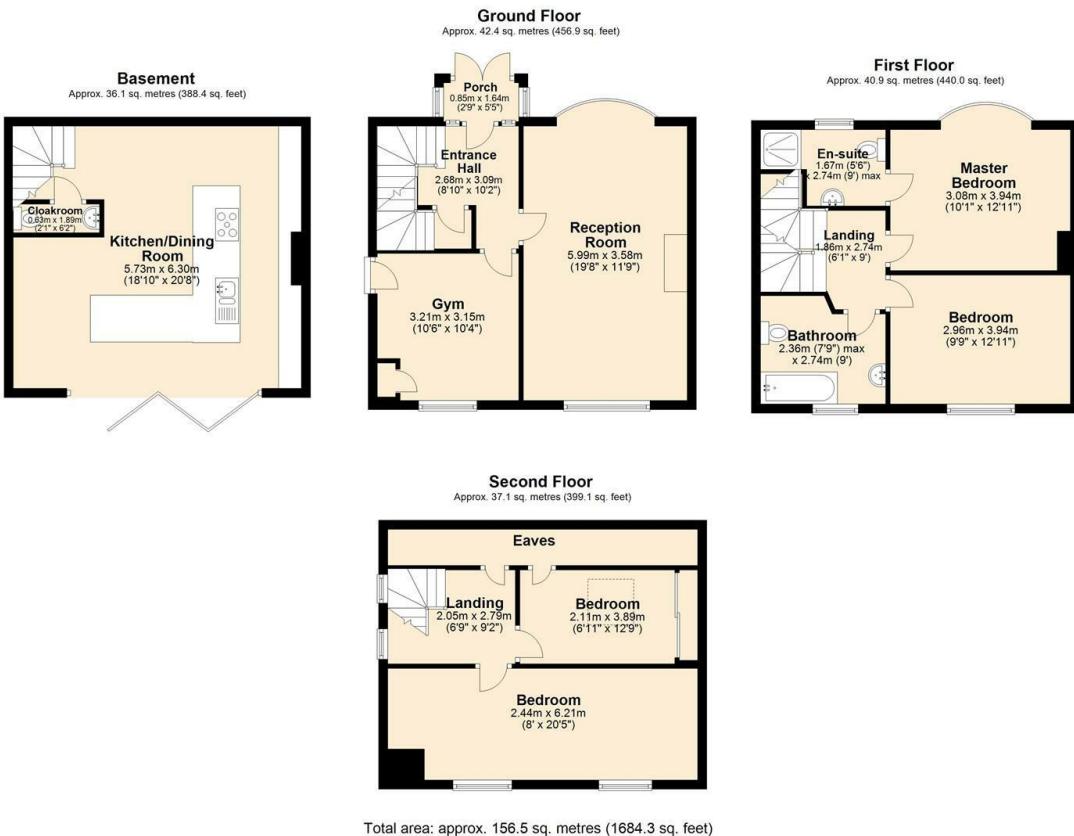
Description

This is the perfect property for those buyers wishing to move into a home that has already been renovated. The 1684 square feet of beautifully styled and presented accommodation is situated over four floors and offers the occupants plenty of room for family life, entertaining and working from home. There is even a versatile fifth bedroom/gym/home office which offers the next owner the flexibility to utilise it in any way they see fit. Fulwood Village is a highly desirable part of the city to live in. The local amenities include a micro pub, thriving cafe and Co Operative supermarket alongside regular bus services that can whisk you into town, via the main city hospitals and universities, in under fifteen minutes. There are also a number of private and local authority schools within the S10 postcode, not to mention the fabulous range of sporting facilities. Golf, tennis and football clubs are all found close by and Fulwood is situated on the very edge of the city limits and offers some scenic walks in the nearby Mayfield and Porter Valleys. This recently extended and upgraded family home has a state of the art, open plan kitchen on the lower ground floor which features direct access to the pretty, landscaped, south facing gardens. This is the perfect space for entertaining and provides a real sense of luxury to this property. There are modern fixtures and fittings in all the right places including plantation style shutters, a wood burning stove, glazed staircase to the kitchen and luxurious bathrooms and there are outstanding views to the rear, improving as you go up each level, with views towards the lower Mayfield Valley. All in all a fine property that will be a pleasure to own and live in.

- Four/five double bedrooms.
- Two luxurious bathrooms (one ensuite) with elegant tiling framing the modern sanitaryware.
- Outstanding, open plan dining kitchen with underfloor heating, island and bi folding doors.
- Large sitting room with plantation style shutters, bay window and a wood burning stove.
- Porch and hallway.
- Ground floor fifth bedroom/gym/home office providing plenty of versatility.
- Landscaped south facing garden with two terraces and a level lawned garden.
- Freehold.
- Council Tax Band D and EPC rating D66.
- Gas central heating (underfloor heating in the kitchen), modern insulation levels in the loft and kitchen and UPVC double glazing.







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