



25 Brincliffe Edge Close, Brincliffe, Sheffield, S11 9DG



# 25 Brincliffe Edge Close

## Brincliffe

Offers Around

# £580,000

Situated at the head of this quiet cul-de-sac is this very unique, bright and spacious extended four bedroom detached home ideal for a family and enjoying a peaceful location yet within walking distance of a wealth of shops, bars and cafes at Ecclesall Road and in Nether Edge. The popular Chelsea Park and Brincliffe Woods are adjacent.

Briefly the accommodation comprises: A welcoming entrance hallway with cloakroom storage and ground floor W.C. Downstairs study with French doors onto the garden. Separate utility with a range of units, plumbing for a washing machine and downstairs shower. The family lounge is a bright and airy space with woodburning stove and floor to ceiling glazed windows flooding the room with natural light. The same theme of plentiful natural light continues into the hub of this home with the large living kitchen having a range of modern wall, drawer and base units with integrated appliances and ample space for a dining table with sliding floor to ceiling glazed doors leading onto the patio. To the first floor are four generous bedrooms and a loft space ideal for storage.

Externally, the property occupies a substantial corner plot with wrap around lawned gardens and multiple sitting out areas: patio area, hot tub decking area and gravelled fire pit area. all great for entertaining. There is also a garden shed, detached garage with power and light in addition to extensive off road parking to the front.



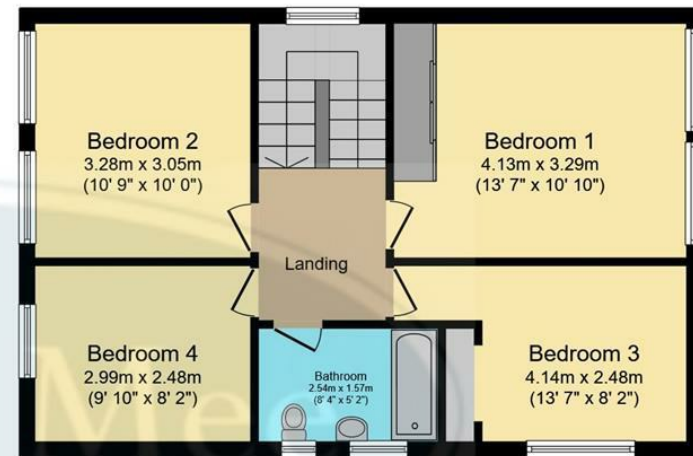
- Light And Bright Four Bedroom Detached
- Delightful Wrap Around Gardens With Various Entertaining Areas
- Fully Refurbished By Current Owners Including Heating And Electrics
- Tastefully Decorated Throughout With Modern Fittings
- Excellent Reception Space Filled With Natural Light
- Well Regarded Local Schools Close By Including Greystones Primary and High Storrs Secondary School
- Unique and Quiet Cul-De-Sac Location
- Chelsea Park And Brincliffe Woods Adjacent To Cul-de-Sac
- EPC Rating D/Council Tax E/Freehold
- Viewing Via Banner Cross Office







**Ground Floor**



**First Floor**

Total floor area 142.0 m<sup>2</sup> (1,528 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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