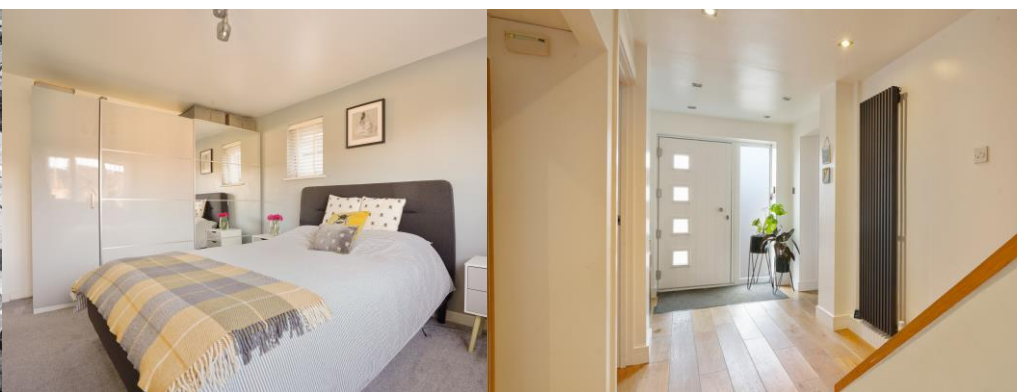


Crucible Homes



Bracken Hill
Sheffield, S35 1RS

Offers Over
£650,000

Overview

Extremely well presented home

Great transport links

Finished to an incredible standard

Flexible and spacious accommodation

Ideally located

Unique bespoke property



Description

SUMMARY DESCRIPTION

SUMMARY DESCRIPTION Crucible Homes Chapeltown is proud to present this stunning detached property located on Bracken Hill, Burncross.

Situated on one of Burncross' most sought-after roads, this exceptional home offers an impressive amount of versatile living space. The property briefly comprises:

Entry is via a composite front door into a spacious entrance hallway. To the front, a generously proportioned living room features a charming log burner, while an additional room serves as a dining area or flexible fifth bedroom. The large kitchen boasts elegant dark wood base units, granite worktops, and integrated appliances, including a range cooker, hob, extractor fan, and dishwasher, with space for a fridge freezer. A uPVC glass door provides direct access to the rear garden.

Adjacent to the kitchen, the utility room offers





Ground Floor
Floor area 87.4 m² (941 sq.ft.)



FIRST FLOOR
Floor area 99.2 m² (1,068 sq.ft.)

TOTAL: 186.6 m² (2,009 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

additional storage with matching cupboards and granite worktops, as well as designated spaces for a washing machine and dryer. A fully tiled downstairs bathroom, complete with a three-piece white suite, is also located here.

Beyond the utility room, you'll find an additional reception/living area with uPVC bi-folding doors leading to the rear garden. This space includes a separate staircase to the master bedroom, which features two Juliet balconies and an en-suite shower room with a Velux window for ample natural light.

From the main entrance hallway, a stunning oak staircase ascends to the first-floor landing. This level includes a home office/study, three double bedrooms, and two well-appointed bathrooms – one with a walk-in shower and the other with a bathtub.

The property benefits from a spacious front driveway, offering

