

Saxton Mee



**Briarfields Lane Worrall Sheffield S35 0AA**  
**£325,000**

**St Luke's**  
Sheffield's Hospice

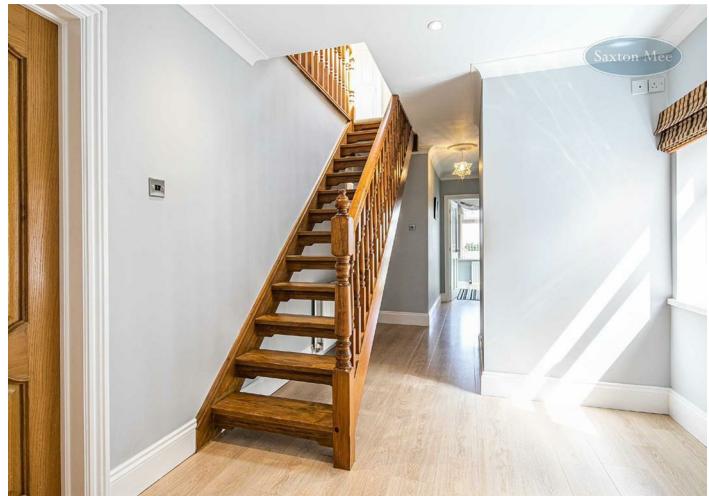
# Briarfields Lane

Sheffield S35 0AA

**£325,000**

**\*\*FREEHOLD\*\*** Situated in this cul de sac position in the leafy suburb of Worrall is this deceptively spacious, three bedroom detached dormer bungalow which benefits from a recently landscaped rear garden, recently modernised kitchen, uPVC double glazing and gas central heating throughout. Featuring stunning and uninterrupted views to both the front and rear. In brief, the accommodation comprises: entrance hall, downstairs WC with wash basin and a spacious lounge measuring (6.72m x 4.02m). Attractive kitchen with a range of wall, base and drawer units, integrated appliances include new fridge freezer, dishwasher, oven, hob with extractor hood above and a separate utility. Garden room with double doors opening onto the rear garden. Master bedroom with en suite shower room. Upstairs: Two bedrooms, one benefiting from an en suite bathroom.

- UNINTERRUPTED VIEWS
- DECEPTIVELY SPACIOUS
- ATTRACTIVE KITCHEN
- GENEROUS SIZED LOUNGE
- THREE BEDROOM
- TWO BATHROOMS
- RECENTLY LANDSCAPED GARDEN
- STUNNING VIEWS TO BOTH FRONT AND REAR
- THREE GOOD SIZE BEDROOMS
- OFF ROAD PARKING





To the front is a block paved driveway providing off road parking for two or more cars. To the rear is a good sized garden with a patio and steps leading up to a lawned garden. Further patio area to the rear. Attractive views to the rear.

Situated in this popular residential area having excellent local amenities close by, reputable local schools and regular public transport together with local country walks.

#### OUTSIDE

Outside: To the front is a block paved driveway providing off road parking for two or more cars. To the rear is a recently landscaped, fully enclosed, good sized garden with a patio and steps leading up to a lawn garden and a array of plants and shrubs . Further patio area to the rear.

#### LOCATION

Situated in the popular residential area of Worrall, having excellent local amenities close by, reputable local schools and regular public transport together with local country walks.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

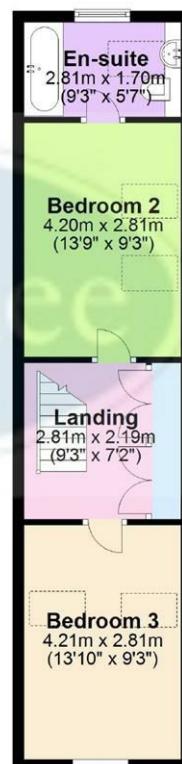
## Ground Floor

Approx. 85.9 sq. metres (925.1 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Total area: approx. 123.1 sq. metres (1324.5 sq. feet)

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 OnTheMarket.com

 St Luke's  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	
(B1-B1) B	
(C2-C9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(A2 plus) A	
(B1-B1) B	
(C2-C9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales