



Don Avenue, Sheffield, S6 4AE

Offers In Region Of £420,000

4 2 2



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A fantastic opportunity to acquire this beautifully presented and significantly extended semi-detached home, ideally positioned on Don Avenue within this sought-after part of Sheffield. Offering a superb blend of character, space and modern family living, the property has been thoughtfully improved to create a home that is both stylish and practical.

The ground floor offers a welcoming entrance hallway, leading through to a spacious bay-fronted lounge with a feature fireplace, high ceilings and a lovely sense of character. To the rear, the accommodation opens into a fantastic family living/dining space, further enhanced by the extension which creates a bright and versatile area, ideal for everyday family life and entertaining.

The kitchen is fitted with a range of units and offers a practical layout, with space for appliances and access through to the rear of the property. There is also useful ground floor WC/utility space, adding further convenience.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom. The second floor provides an additional attic room, currently used as a bedroom, offering excellent flexibility as a further sleeping space, home office, dressing room or hobby area. There is also an additional shower room, giving the home a practical layout for a growing family.

Externally, the property benefits from off-road parking to the front, a garage, and a well-established rear garden. The garden offers a great space to relax and entertain, with the added benefit of the hot tub being included within the sale.

A superb family home in a popular residential location, offering space, style and flexibility throughout. Early viewing is highly recommended.

Summery



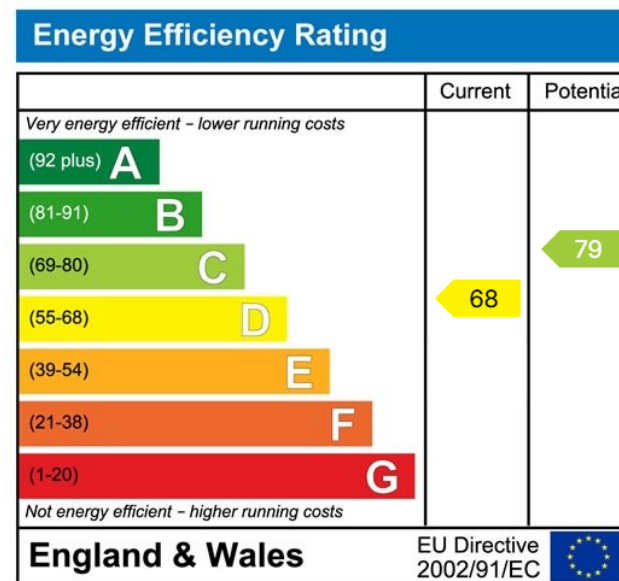


TOTAL: 164 m²
 Basement: 8 m², Ground floor: 77 m², 1st floor: 63 m², 2nd floor: 24 m²
 EXCLUDED AREAS: BASEMENT: 8 m², GARAGE: 12 m², HALL: 2 m²,
 LOW CEILING: 3 m², WALLS: 18 m²

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Extended semi-detached family home
- Beautifully presented throughout
- Spacious bay-fronted lounge
- Further sitting/dining area
- Impressive rear extension
- Modern fitted kitchen
- Three bedrooms plus attic room
- Two bathrooms
- Off-road parking and garage
- Rear garden with hot tub included



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