





2 BRADSTREET COURT

SHEFFIELD, S25 3AG

£475,000

FREEHOLD

This exceptional four/five-bedroom detached family home offers an impressive blend of contemporary styling, luxurious finishes and spacious, versatile accommodation, perfectly suited to modern family living. Beautifully presented throughout, the property boasts a stunning open-plan kitchen, living and dining space, a separate elegant sitting room and a versatile study/fifth bedroom. The first floor features four generous double bedrooms, including an impressive principal suite with walk-in wardrobe and luxurious en-suite bathroom, alongside a second guest bedroom with dressing room and en-suite shower room. A stylish family bathroom, contemporary cloakroom, underfloor heating throughout and quality fixtures and fittings further enhance the home. Externally, the property occupies a discreet position along a private driveway serving just four homes, with extensive block-paved parking, an oversized garage and an enclosed rear garden featuring a generous porcelain-paved patio and lawned area. Situated in a popular location, this outstanding home combines generous proportions, sophisticated contemporary design and exceptional family accommodation.

Kendra Jacob

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• * Spacious four/five-bedroom detached family home • * Beautifully presented with stylish contemporary interiors • * Impressive open-plan kitchen, living and dining space • * High-quality kitchen with quartz worktops and integrated appliances • * Luxurious principal suite with walk-in wardrobe and en-suite • * Second guest bedroom with dressing room and en-suite • * Separate stylish sitting room and versatile study/fifth bedroom • * Underfloor heating and quality finishes throughout • * Private driveway serving just four properties • * Extensive parking, oversized garage and landscaped rear garden





ENTRANCE HALLWAY

A striking and beautifully appointed entrance hallway immediately sets the tone for this exceptional contemporary family home. A front-facing composite entrance door opens into a welcoming reception space, featuring a front-facing UPVC double-glazed window, stylish LVT flooring with underfloor heating and contemporary downlighting.

The hallway is enhanced by elegant dado rail detailing, a stunning glass spindle staircase rising to the first-floor landing and bespoke cabinetry providing both useful storage and attractive display space beneath the stairs. A cloaks cupboard and a series of quality internal doors provide access to the principal living spaces, including the impressive open-plan kitchen, living and dining room, separate sitting room, study/fifth bedroom and cloakroom.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

The true heart of this exceptional home is the impressive open-plan kitchen, living and dining space, thoughtfully designed to provide a superb environment for both modern family life and entertaining.

The contemporary kitchen is fitted with an extensive range of high-quality wall, drawer and base units, complemented by luxurious quartz work surfaces and incorporating a ceramic sink with mixer tap.

Integrated appliances include a fan-assisted electric oven, microwave/grill oven, dishwasher, fridge and freezer, while a five-ring induction hob is positioned beneath a contemporary extractor.

A stylish breakfast bar creates the perfect informal dining area, whilst extensive glazing and French doors ensure an abundance of natural light and provide a seamless connection with the garden.

The entire kitchen, dining and living area benefits from stylish LVT flooring with underfloor heating, creating a warm and cohesive feel throughout.

The dining area features a rear-facing UPVC double-glazed window, contemporary ceiling downlighting and a useful storage cupboard housing plumbing for an automatic washing machine.

The adjoining living area is particularly impressive, with rear-facing UPVC double-glazed French doors opening directly onto the extensive porcelain-paved patio and garden beyond. A feature wall incorporating a solid oak mantle provides an attractive focal point.

This exceptional open-plan space is perfectly suited to contemporary family living, entertaining and relaxing.

SITTING ROOM

A beautifully styled and wonderfully light reception room featuring a front-facing UPVC double-glazed square bay window, complemented by a striking side-facing floor-to-ceiling UPVC double-glazed window which floods the room with natural light.

The room is finished with sophisticated feature panelled walls, contemporary ceiling downlighting and underfloor heating, creating an elegant yet comfortable additional reception space.

OFFICE/FIFTH BEDROOM

A superbly versatile room currently utilised as a stylish home office, although equally suitable for use as a fifth bedroom, playroom or snug.

The room has been beautifully finished with a feature panelled wall, front-facing UPVC double-glazed window, contemporary ceiling downlighting and LVT flooring with underfloor heating.

CLOAKROOM

A stylish and contemporary cloakroom fitted with a modern vanity unit incorporating a hand wash basin and low-level flush WC, complemented by a tiled splashback.

Feature panelled walls, contemporary downlighting, an electric extractor fan and LVT flooring with underfloor heating complete the room.

FIRST FLOOR LANDING

The impressive first-floor landing provides access to four generously proportioned double bedrooms and the luxurious family bathroom.

There is also a useful access hatch to the loft space, which benefits from a loft ladder, lighting and partial boarding, together with contemporary ceiling downlighting.

PRINCIPAL BEDROOM

A truly impressive principal bedroom suite, beautifully designed and finished to an exceptional standard.

The bedroom enjoys a front-facing UPVC double-glazed window, contemporary ceiling downlighting, stylish wood-panelled detailing to one wall and underfloor heating. Quality internal doors lead through to a generous walk-in wardrobe and luxurious four-piece en-suite bathroom.

WALK-IN-WARDROBE

A beautifully appointed walk-in wardrobe featuring a rear-facing Velux window, fitted hanging rails, shelving and drawers, together with contemporary ceiling downlighting.

PRINCIPAL EN-SUITE BATHROOM

A luxurious four-piece bathroom suite finished to an exceptional standard, comprising a freestanding bath with shower mixer tap, large walk-in shower enclosure with fully tiled surrounds and integrated seating, together with an overhead mains-fed waterfall shower.

A stylish vanity wash hand basin and low-level flush WC complete the suite, with luxury tiling to the walls and floor.

The room further benefits from underfloor heating, contemporary downlighting, an electric extractor fan and a rear-facing Velux window.

BEDROOM TWO/GUEST BEDROOM

A beautifully presented second double bedroom, ideal as a luxurious guest suite, featuring a front-facing UPVC double-glazed window, contemporary ceiling downlighting and underfloor heating.

Quality internal doors lead through to a generous walk-in dressing room and luxurious en-suite shower room.

WALK-IN-DRESSING ROOM

A particularly useful and stylish dressing area fitted with an excellent range of shelving and hanging rails, complemented by ceiling downlighting and underfloor heating.

EN-SUITE SHOWER ROOM

A luxurious contemporary three-piece suite comprising a generous walk-in shower enclosure with a mains-fed waterfall shower and separate shower attachment, wall-hung vanity wash hand basin and low-level flush WC.

Luxury tiling extends across the walls and floor, with underfloor heating, contemporary downlighting, an electric extractor fan and a rear-facing Velux window completing this beautifully appointed space.

BEDROOM THREE

A delightful third double bedroom featuring a front-facing UPVC double-glazed window, sophisticated feature panelled walls and stylish wall lighting.

The room also benefits from a luxury fitted double wardrobe, additional fitted storage cupboard, contemporary ceiling downlighting and underfloor heating.

BEDROOM FOUR

A generous fourth double bedroom, currently utilised as a stylish office/snug, offering excellent flexibility for a growing family.

The room features a front-facing UPVC double-glazed window, contemporary acoustic feature panelling, ceiling downlighting and underfloor heating.

FAMILY BATHROOM

A luxurious four-piece family bathroom, beautifully appointed with a freestanding bath incorporating a shower mixer tap, large walk-in shower enclosure with integrated seating, mains-fed waterfall shower and separate shower attachment.

A contemporary vanity wash hand basin and low-level flush WC complete the suite, complemented by luxury wall and floor tiling.

Underfloor heating, contemporary ceiling downlighting, an electric extractor fan and a rear-facing Velux window add further comfort and style.

OUTSIDE

The property occupies a particularly discreet and desirable position, tucked away along a private driveway serving just four properties, creating an exclusive and peaceful setting.

To the front, an extensive block-paved driveway provides generous off-road parking for several vehicles and leads to the oversized integral garage. Gated access leads through to the rear garden.

The enclosed rear garden has been thoughtfully landscaped to provide an excellent combination of lawned and entertaining areas. An extensive porcelain-paved patio provides a superb outdoor seating and entertaining space, while well-stocked borders, external lighting and an outside water tap complete the garden.

The garden provides an attractive and highly versatile extension of the home's already impressive living accommodation, perfect for outdoor dining, entertaining and family enjoyment.

OVERSIZED GARAGE

An impressive oversized garage accessed via a remote-controlled electric door, providing excellent storage, parking and potential versatility.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band E

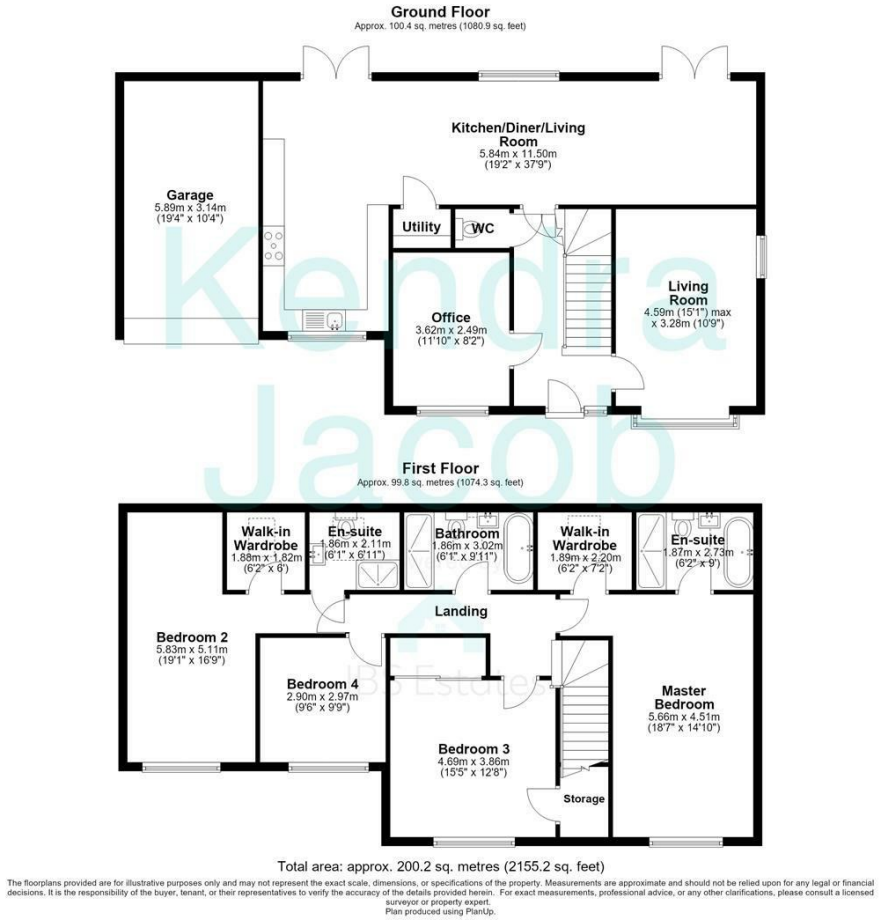
Viewings – By Appointment Only

Floor Area – 2155.50 sq ft

Tenure – Freehold



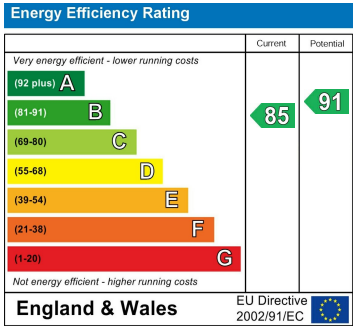




Total area: approx. 200.2 sq. metres (2155.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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