

WELCOME TO  
**10 Sheffield Avenue**



**WOOLCOTT**  
REAL ESTATE



## Bright And Functional Layout

Welcome to this warm and inviting bungalow, ideally located in Brantford with quick and easy highway access. Inside, the main level features three generously sized bedrooms, a huge L-shaped living and dining room filled with natural light, and a wood kitchen with a beautiful pantry. It's a functional layout perfect for family living and entertaining.



1,491 Sq. Ft.



\$4,154 / 2024



3+2



2





## Private Lower-Level

A separate entrance leads to a non-conforming basement apartment, completely private from the main floor. This updated space includes two bedrooms, a brand-new kitchen, a new bathroom and laundry facilities.





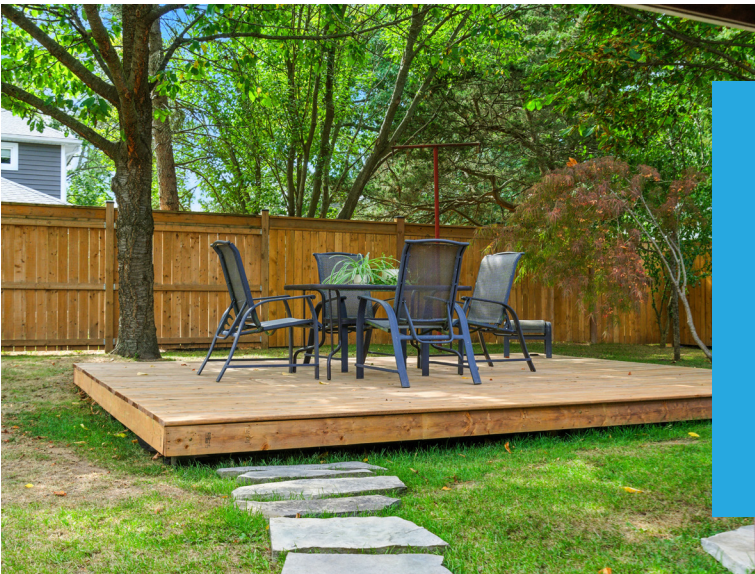
## Comfortable Privacy

The main floor offers three comfortable bedrooms, each well-sized for family or guests.



## Large Lot With Charm

Set on a large lot with mature trees, the property includes a screened-in sunroom, a lovely lit deck for summer evenings, and a handy shed for extra storage. Whether you're seeking a multigenerational home, an investment property, or simply a spacious bungalow with charm, this home delivers comfort and lifestyle in a supportive community.



## Room Measurements

### MAIN LEVEL

Kitchen	12'8" X 11'6"
Dining Room	12' X 12'
Living Room	19'8" X 11'6"
Primary Bed	14' X 11'6"
Bedroom	12' X 8'7"
Bedroom	10'4" X 8'7"
Bonus Room	16' X 9'
Bathroom	4 Piece

### LOWER LEVEL

Kitchen	13' X 8'2"
Rec Room	14' X 12'
Bedroom	14' X 7'8"
Bedroom	11' X 10'
Bathroom	4 Piece
Laundry	





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