



127 Tom Lane, Fulwood, Sheffield, S10 3PE





# 127 Tom Lane

## Fulwood

Offers In The Region Of

# £1,250,000

A once in a lifetime opportunity to acquire this truly unique, ultra stylish and modern, energy efficient home which is located in the first class location of Fulwood and offered for sale for the first time since its construction in 2012.

The property enjoys a high EPC B rating, four double bedrooms and two bathrooms, with the living space carefully designed to suit the modern family complete with tasteful decor and fittings throughout.

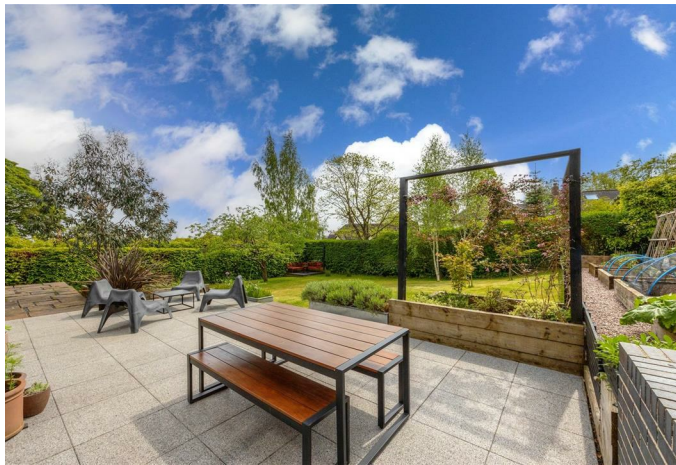
Briefly, the accommodation comprises: a welcoming entrance hallway with spectacular floor to ceiling glazing, floating oak staircase and polished concrete floors (with underfloor heating). To the front is a useful reception room, used by the current owners as a study but could form a second sitting room or formal dining room, a large utility room, downstairs W.C and generous integral garage. To the rear is a large family lounge with sliding doors onto the garden, having a wealth of natural light and an in-built RAIS wood burning stove. The hub of this fantastic home is the modern, high-spec kitchen/diner, with a large central island, two ovens, fridge, freezer and dishwasher. More sliding glass doors connect this excellent social space with the outdoors. On the first floor is a bright and spacious first floor landing, with space for a desk and masses of in-built storage. There is an impressive principal bedroom suite, with en-suite shower and dressing rooms. Two unique bedrooms are home to mezzanine double bedroom levels with useful undercroft storage and space for a desk and sofa, making ideal hideaways for teenagers. There is also a fourth double bedroom, large family bathroom with bath, separate shower, W.C and wash hand basin.

Outside there is a large, well stocked and fully south facing garden with tiled patio, established trees, raised vegetable beds and an attached greenhouse. To the front is ample off street parking for several cars and planting which affords plenty of privacy.

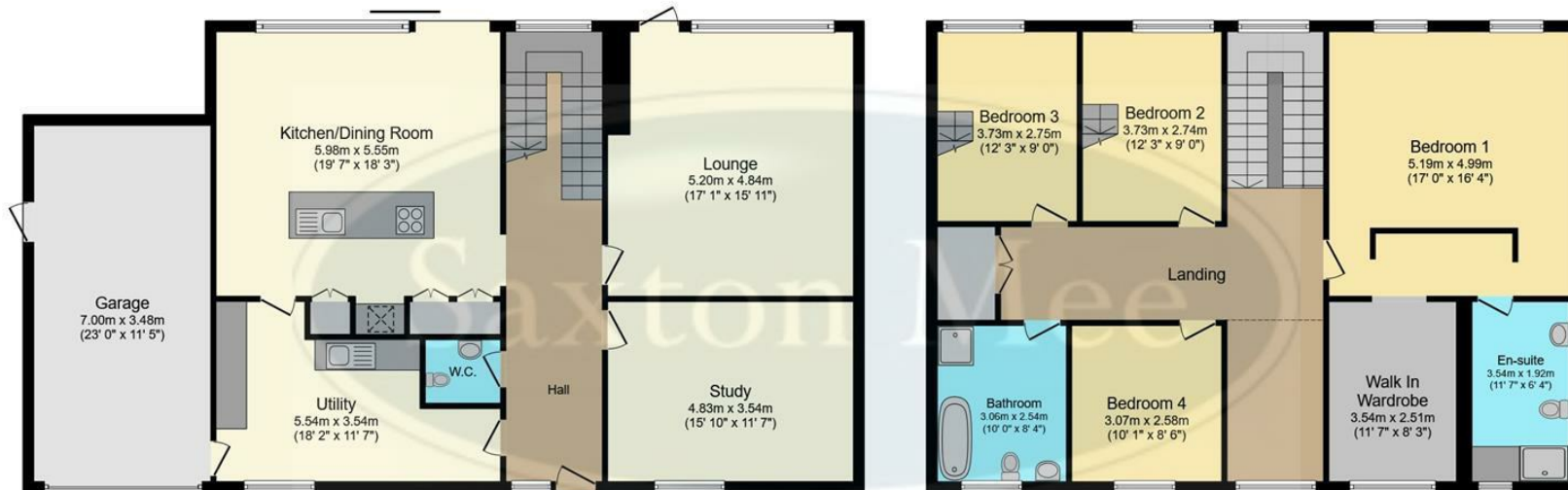


- Individually designed with efficiency in mind
- Spectacular modern interior and gorgeous south facing gardens
- Polished concrete floors and a wealth of natural light
- First class schools and amenities close by
- On the edge of the Mayfield Valley
- A perfect home for a growing family
- Four bedrooms / Two bathrooms
- Council Tax: Band G / EPC Rating: B
- Tenure: Freehold
- Viewing via Banner Cross Office









**Ground Floor**  
 Floor area 135.7 m<sup>2</sup> (1,461 sq.ft.)

**First Floor**  
 Floor area 110.3 m<sup>2</sup> (1,188 sq.ft.)

**TOTAL: 246.0 m<sup>2</sup> (2,648 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](http://www.Propertybox.io)

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