



40 Fulmer Road, Hunters Bar, Sheffield, S11 8UF

Saxton Mee



# 40 Fulmer Road

## Hunters Bar

Guide Price

# £325,000

Guide Price £325,000 to £350,000

A Truly Fabulous 3-Bedroom Spacious Terrace in Hunters Bar

Situated in the ever-popular and vibrant location of Hunters Bar, this beautifully presented three-bedroom terraced home offers an exceptional blend of style, space, light, and location. Just a short stroll from bustling Ecclesall Road, you'll find an array of independent cafés, restaurants, boutique shops, and highly desirable local schools.

Flooded with natural light and boasting a spacious layout across four floors, the property is thoughtfully designed to combine comfort and practicality. The stylishly decorated lounge features a charming log burner and a large box bay window, creating a warm and inviting atmosphere.

To the rear of the ground floor, the modern kitchen/diner is a true highlight, featuring a peninsula unit with breakfast bar, ample storage in wall and base units, and built-in appliances, ideal for everyday living and entertaining.

The useful cellar below offers excellent additional storage space for household items, bikes, or pantry goods.

Upstairs, the first floor provides two good-sized bedrooms and a contemporary family bathroom. The second floor hosts a large double bedroom with dual aspect windows flooding the space with light, plus plenty of eaves storage—perfect as a master suite or guest room.

Outside, the property continues to impress with a beautiful rear garden including a patio seating area, lawn, flower beds, and a redbrick storage outhouse—ideal for relaxing or entertaining outdoors.

Perfectly positioned for lovers of the outdoors, you're just a short walk from Endcliffe Park, Bingham Park, and the Botanical Gardens, with excellent transport links providing easy access to the city and

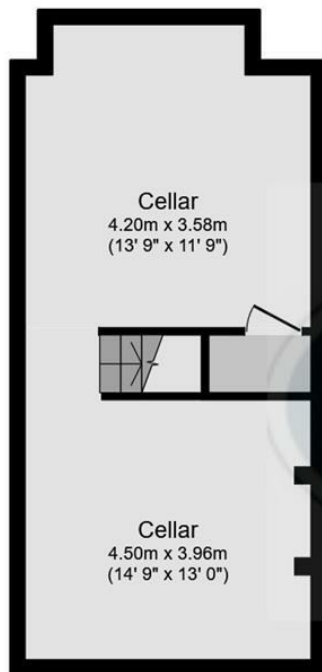


- Excellent Location on this no-through road in the Heart of Hunters Bar
- Three spacious bedrooms including a large master room in the attic.
- Bright and spacious lounge with log burner
- Fitted Kitchen with dining area/breakfast bar
- Beautiful garden to the rear with patio seating, lawn and a redbrick outhouse
- Cellar for extra storage
- Perfect for first time buyers/professionals or a family

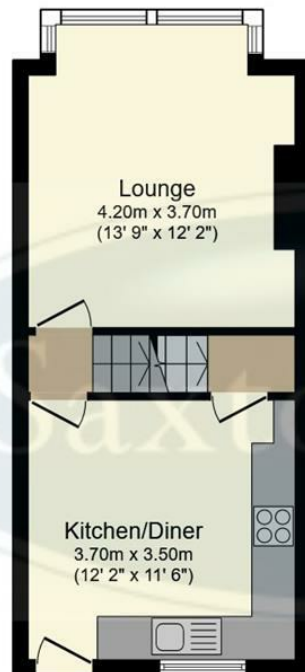




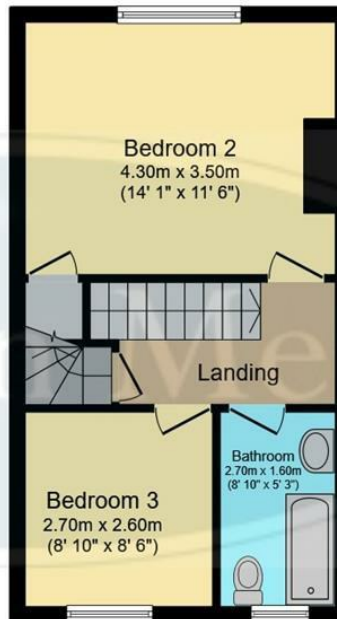




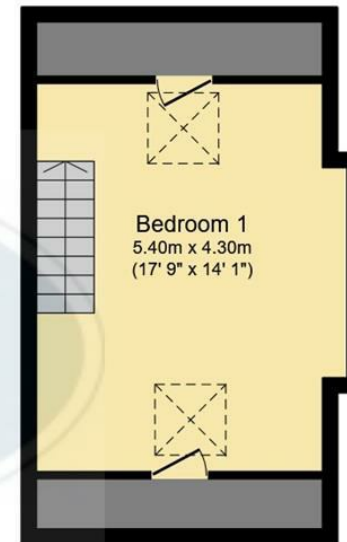
**Cellar**  
Floor area 33.9 sq.m. (365 sq.ft.)



**Ground Floor**  
Floor area 31.8 sq.m. (343 sq.ft.)



**First Floor**  
Floor area 34.8 sq.m. (375 sq.ft.)



**Second Floor**  
Floor area 23.1 sq.m. (248 sq.ft.)

**Total floor area: 123.7 sq.m. (1,331 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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