



**Marsh Lane Crosspool Sheffield S10 5NN**  
**Offers Around £575,000**

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**\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\*** Situated in this sought-after area of Crosspool is this impressively extended, four bedroom, two bathroom semi detached property which enjoys a fantastic south facing rear garden and benefits from a driveway providing off-road parking, EV charging point, a bespoke garden room, uPVC double glazing and gas central heating. The property has undergone a scheme of modernisation by the current owners including a side and rear extension and loft conversion. You have a range of local shops/amenities within easy reach and excellent transport links including key bus routes into the city centre. It's a great spot for those looking to locate close to hospitals & universities, and there are a number of highly regarded schools in the area, both state and independent.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises front composite door which opens into the entrance hall with access into the dining room and the open plan kitchen and living area. The dining room has a bay window and a gas fire set in an attractive surround. The hub of this home is the largely extended open plan kitchen/breakfast area and living area. The kitchen has a modern and contemporary range of units with a solid quartz worktop which incorporates the sink and drainer. Integrated appliances include Neff electric oven and microwave oven, fridge, freezer, wine cooler and a four ring hob with extractor above. There is a breakfast bar with space for four chairs. The lounge has three Aluminium bi-fold doors with bespoke blinds which open onto the rear, perfect for indoor-outdoor entertaining. There is a useful pantry with fitted shelving and access into the extended utility with doors to the front and rear. The utility has a range of fitted units and cupboards, perfect for storing coats and shoes, fridge, sink and drainer, housing and plumbing for a washing machine and tumble dryer.

- IDEAL FAMILY HOME
- FOUR BEDROOMS, THE MASTER WITH EN SUITE SHOWER ROOM
- FANTASTIC OPEN PLAN LIVING
- EXTENDED UTILITY
- SOUTH FACING REAR GARDEN WITH BESPOKE GARDEN ROOM
- DRIVEWAY WITH EV CHARGING POINT
- SOUGHT-AFTER LOCATION
- WELL REGARDING SCHOOLS
- EASY ACCESS TO AMENITIES & TRANSPORT LINKS





## UPSTAIRS

From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the main bathroom. Double bedroom two has a bay window to the front and benefits from fitted wardrobes. Double bedroom three is to the rear aspect and again benefits from fitted wardrobes. Bedroom four is a good sized single and to the front aspect. The well appointed bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and the spacious, attic master bedroom which has a Velux window, fitted wardrobes, excellent eaves storage and the added advantage of an en suite shower room with double shower cubicle, WC and wash basin.

## OUTSIDE

A low wall encloses a front garden area. A driveway provides off-road parking. EV charging point. A storage cupboard which goes under the stairs perfect for outside storage. To the rear is a fully enclosed, south facing garden which is mostly laid to lawn with a central path and two wooden decked terrace areas. The bespoke garden room has cedar cladding, three bi-fold doors, electric, lighting and has multi-purpose use. Good sized shed with electric and lighting.

## MATERIAL INFORMATION

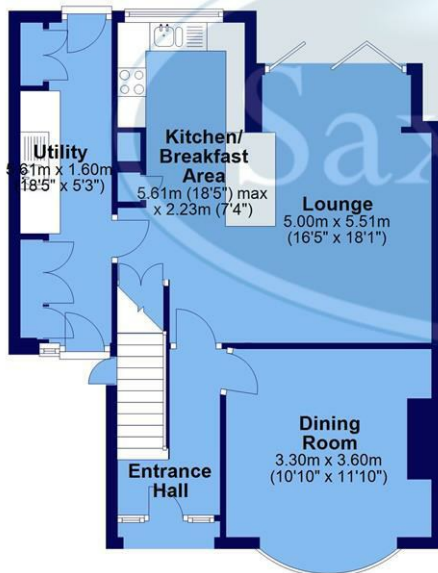
The property is Freehold and currently Council Tax Band C.

Under the Estate Agents Act 1979 we are required to disclose that Vendor of this property is a Director/member of staff at Saxton Mee Crookes Ltd.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

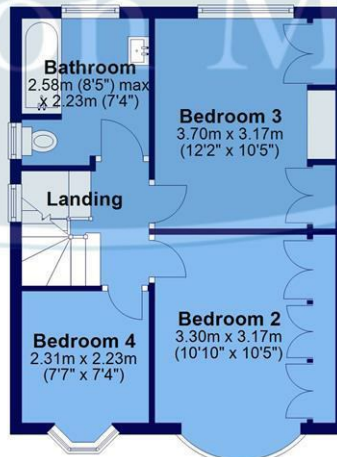
## Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



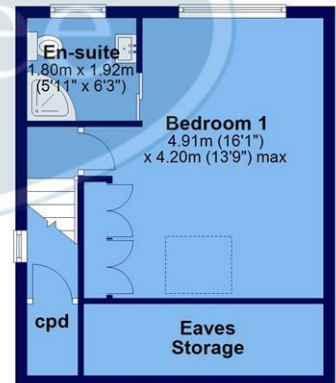
## First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



## Second Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 128.0 sq. metres (1378.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (43-54) E                                   |  |         |           |
| (31-42) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 72      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (43-54) E                                                       |  |         |           |
| (31-42) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  | 67      | 78        |
| EU Directive 2002/91/EC                                         |  |         |           |