



Crimicar Lane Fulwood Sheffield S10 4FB
Offers In The Region Of £695,000

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**** FREEHOLD ** IMPRESSIVE PERIOD FEATURES ** OVER 2600 SQFT **** This stunning, stone fronted, five double bedroom semi-detached Edwardian family home is conveniently positioned within a short walk of the Mayfield Valley, and the impressive selection of shops found on Brooklands Avenue. Beautifully presented throughout, this substantial house enjoys an impressive blend of period features, together with modern fixtures and fittings, making this the perfect family home with generous sized rooms, high ceilings, and area facing kitchen diner which helps form a focal part of the property.

Measuring in excess of 2,600 square feet in total, the accommodation on the ground floor briefly comprises; a spacious hallway that features herringbone parquet flooring and a panelled staircase. The bay windowed living room has plantation shutters, a multi-fuel log burner, and oak flooring. The separate dining room again has an oak floor, a feature fireplace with a coal effect gas fire, and original ceiling coving. Furthermore there is a 22ft long kitchen diner that looks out to the rear garden, and opens to a utility room before reaching a downstairs cloakroom/WC. The kitchen area has a range of shaker style cupboards with contrasting granite worktops, a range cooker, fridge/freezer, dishwasher and Amtico flooring.

On the first floor there is the principal bedroom that has a walk-in dressing room, and an original feature fireplace. The two further excellent sized bedrooms both have picture rails and ceiling coving. There is a well appointed family bathroom, and a separate WC.

From the light and airy landing area, stairs lead to the second floor where you will find two further double bedrooms which each have access to the eaves space. A further bedroom is currently used as a home office/study, and a shower room with WC.

- HIGHLY SOUGHT AFTER AREA
- FIVE DOUBLE BEDROOMS PLUS A STUDY
- TWO BATH/SHOWER ROOMS AND CLOAKROOM
- EDWARDIAN SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED
- STUNNING WELL MANICURED GARDENS
- OFF ROAD PARKING AND DETACHED GARAGE
- IDEAL FAMILY HOME
- CLOSE TO AMENITIES
- EDGE OF THE PEAK DISTRICT



Saxton Mee



OUTSIDE

The property benefits from an elevated position with glorious, well manicured gardens, a large detached garage, and a block paved driveway allowing off road parking for three cars. Facing south west at the front of the property, the gardens consist of lawns, paved patio seating areas, and an abundance of well established plants, shrubs and trees.

LOCATION

Fulwood is a lovely suburb with easy access to Forge Dam and the Mayfield Valley walks, as well as to the Peak district only a couple of miles away. Fulwood village has excellent shops and amenities including a Co-op, Roses Bakers, Brook Coffee Rooms, an Indian take-away and a fabulous Micro Pub. The house is in the catchment for the Nether Green Schools, and High Storrs/King Edward Secondary Schools. Sheffield city centre is accessed via regular bus routes and it's also within easy reach of the main Hospitals and various University campuses.

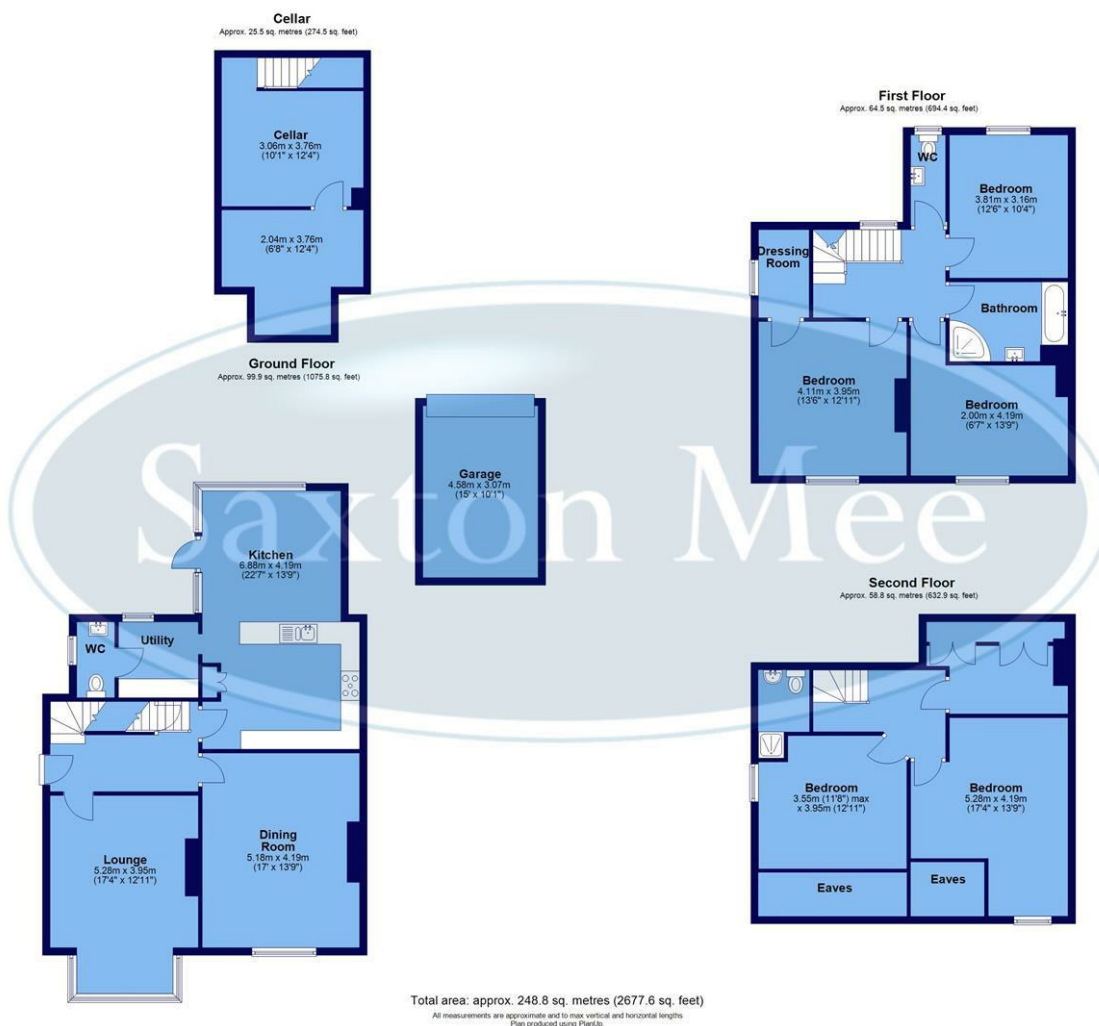
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Chris Spooner

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.



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