







52 Den Bank Drive

Crosspool • Sheffield • S10 5PG

Guide Price £535,000 - £565,000

A 4 double bedroom, 4 reception (flexible use rooms), 2 bathrooms plus downstairs WC, link detached house in Crosspool with workshop, integral garage with electric car charging point, solar panels, fitted kitchen with integrated appliances, utility room and enclosed south facing garden. The front entrance door opens into a spacious porch with cloak hanging space. A further door opens into the entrance hallway with under stairs storage cupboard. The first reception room has a front facing bay window, wooden polished floor boards and is currently used as a home office. The second and third reception rooms are currently used as open plan living/dining rooms and have pleasant modern decor, the living area has a feature fireplace with wood burning stove and a grey carpet and has a step which descends into the dining area with sliding patio doors which open into the garden to the rear and an open brick wall to one side. To the right a door opens into the fourth reception room where stairs descend into the bright and airy room which is currently used as a home office with windows overlooking the garden and an obscured side window. There is a door which opens into the integral garage with power and light, high ceilings, an up and over door to the front, electric car charging point, space for a fridge freezer and housing the combination boiler. From the dining area a door opens into the utility room with cream high gloss base and wall units, space and plumbing for a washing machine, a sink and a door which opens into the garden to the rear. A step rises to the kitchen which has a range of matching base and wall units, integrated appliances including a double electric oven, 5 ring gas hob with extractor over, space and plumbing for a dishwasher and a large serving hatch into the dining area. There is a door which opens into the downstairs WC with white suite and a good sized storage cupboard and a further door which opens into the entrance hallway. From the entrance hallway, stairs rise to the first floor landing with side window. The fabulous master bedroom suite has a large dressing room with garden views and opens into the master bedroom which also has a window overlooking the garden and an en-suite bathroom with a white suite, bath with shower over, WC and basin and white tiling. The second double bedroom has a front facing bay window with fabulous views and a grey carpet. The third double bedroom has a front facing bay window, stunning view and polished wooden floorboards. The fourth double bedroom is dual aspect with a rear and two front facing windows with lovely views. There is a dressing area with built in wardrobes. From this room is ladder access to the fully boarded loft space with power and light and a front facing Velux window with fantastic, far reaching views and could be developed into further living space subject to the necessary planning consents. Outside, to the rear is an enclosed garden with paved patio, side access via a lockable gate, lawn with established borders and steps up to a further garden area which could be developed further if desired. To the front is access to the workshop via double wooden doors and has power and light and houses the solar inverter. There is a front lawn and a paved path which leads to the front door and a stone chipped driveway which provides off road parking for three vehicles. Den Bank Drive is ideally placed for access to a range of local amenities including pubs, restaurants, cafes and shops in Crosspool and is in catchment for reputable local schools.





- Link Detached House
- 4 Double Bedrooms
- 4 Reception/Flexible Use Rooms
- Kitchen with Integrated Appliances
- 2 Bathrooms plus Downstairs WC

- Fully Boarded Loft with Velux & Power
- Workshop & Solar Panels
- Integral Garage with Electric Car Charger
- Driveway Providing Off Road Parking
- Enclosed South Facing Garden





52 DEN BANK DRIVE

APPROXIMATE GROSS INTERNAL AREA = 221.1 SQ M / 2380 SQ FT (INCLUDING GARAGE)

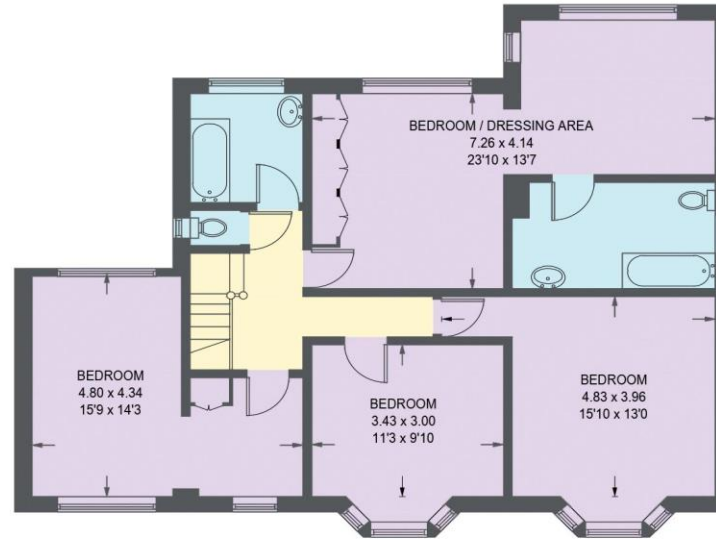
WORKSHOP = 14.5 SQ M / 156 SQ FT

ATTIC = 62 SQ M / 667 SQ FT

TOTAL = 297.6 SQ M / 3203 SQ FT

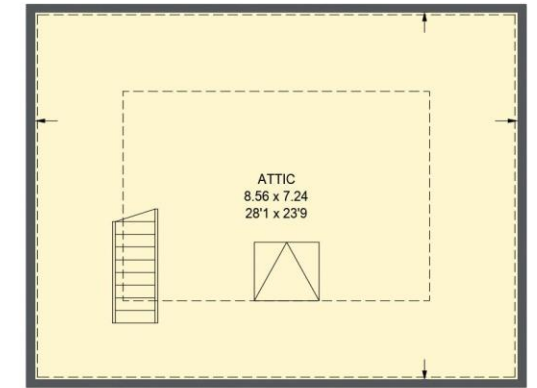


GROUND FLOOR
128.5 SQ M / 1383 SQ FT



FIRST FLOOR
92.6 SQ M / 997 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



ATTIC
62 SQ M / 667 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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