







## 13 Watt Lane

Crosspool • Sheffield • S10 5RA

Asking Price £850,000

Stunning, effectively extended 5-bedroom, 3 bathroom detached family home located on a popular road in the sought after location of Crosspool, S10. Improved by recent owner to create a fabulous open plan living space with bifold doors creating stunning views and direct access to a superb, immaculately presented rear garden, ideal for families and entertaining. Stylishly presented throughout, viewing is essential to fully appreciate. Benefits from underfloor heating, air conditioning, generous storage solutions, driveway and garage. Freehold with no onward chain. The ground floor features a welcoming hallway incorporating cloakroom and ground floor WC. The bay fronted lounge is presented in bold, modern tones, feature stone fireplace housing a log burning stove and bespoke window seating. The hub of the home is a fabulous open plan living space offering impressive views, filled with natural light and overlooking the immaculate garden through full length bifold doors and infinity balcony. A flexible area with adjoining kitchen and separate utility. Also on this level is a study / bedroom with ensuite shower room. Stairs descend to a superb garden room equipped with generous storage, kitchen facilities and bifold doors which infuse seamlessly with the patio and outdoor entertaining space. The first-floor features 3 double bedrooms and a smaller 4th single bedroom/dressing room. The main bedroom is complemented by bold, modern décor, beautiful views and impressive ensuite shower room. The family bathroom features a traditional suite with roll top, freestanding bath, corner shower cubicle, decorative tiled floor and cheerful panelled walls. Externally a driveway provides valuable off-street parking and access to the garage. At the rear is a private, secluded outdoor terrace creating an ideal entertaining space equipped with outdoor kitchen facilities, and seating area, beautifully landscaped adjoining lawn enclosed by established hedging. Watt Lane is ideally placed and within walking distance for access to a range of local amenities including shops, cafes, pubs and restaurants in Crosspool. Within catchment area for reputable local schools and excellent transport links to the city centre or out into the Peak District. Freehold No Onward Chain





- Stunning Detached Property In Crosspool, S10
- Effectively Extended to Side & Rear
- 5 Bedrooms & 3 Bathrooms
- Cosy Lounge & Log Burning Stove
- Open Plan Living Space with Bifold Doors
- Stunning Terrace & Rear Views
- Impressive Garden Room Opening onto Patio
- Under Floor Heating & Air Conditioning
- Freehold & No Chain
- Council Tax Band E, EPC TBC



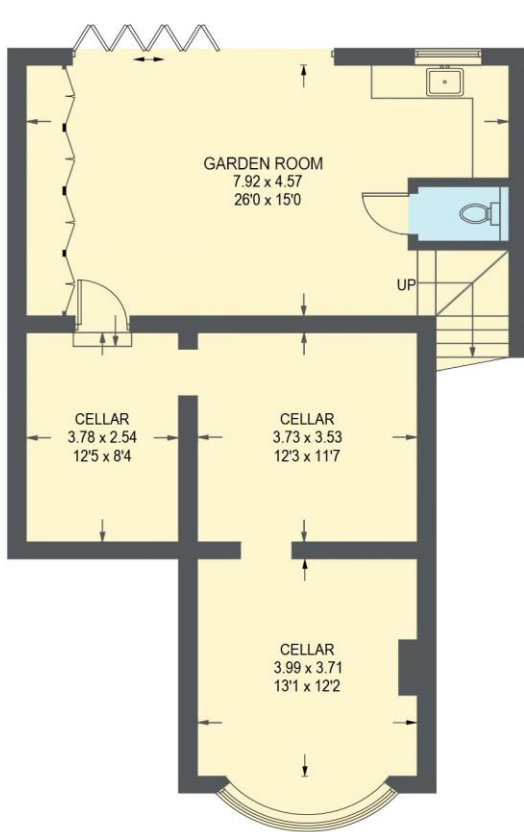


# 13 WATT LANE

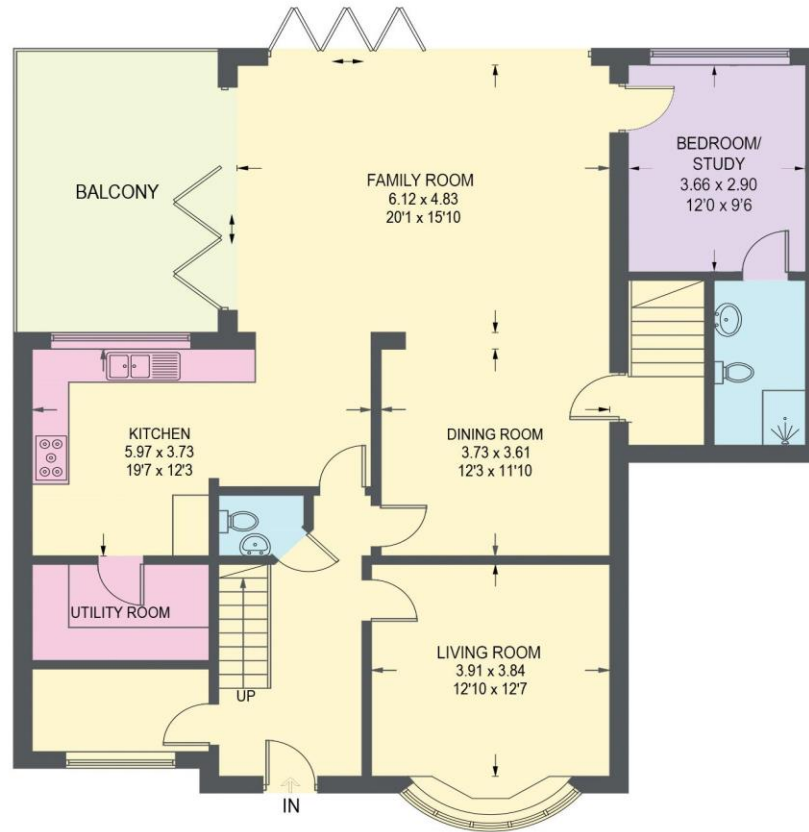
APPROXIMATE GROSS INTERNAL AREA = 201.4 SQ M / 2168 SQ FT

BASEMENT = 80.8 SQ M / 870 SQ FT

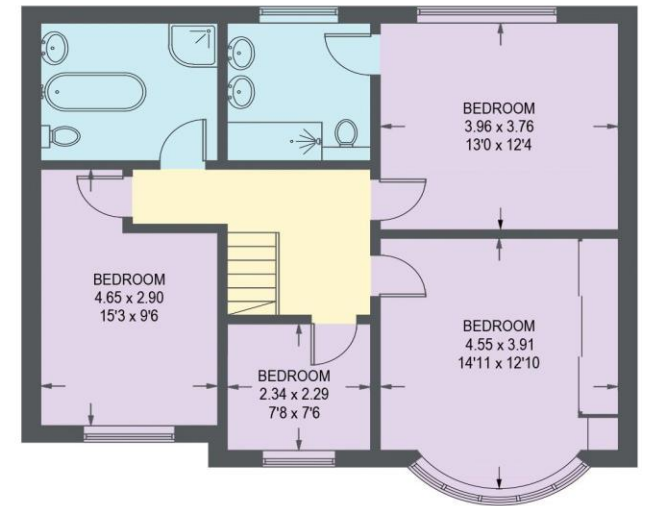
TOTAL = 282.2 SQ M / 3038 SQ FT



**BASEMENT**  
80.8 SQ M / 870 SQ FT



**GROUND FLOOR**  
128.2 SQ M / 1380 SQ FT



**FIRST FLOOR**  
73.2 SQ M / 788 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868