







52 Crimicar Lane

Sheffield • South Yorkshire • S10 4FB

Guide Price £490,000 - £510,000

A fabulous 4-bedroom & 3 bathroom period property within walking distance of Fulwood village and Forge Dam. Beautifully presented family home, offering light and airy, flexible accommodation arranged over 3 floors, overlooking an attractive rear garden and woodland backdrop. Styled with a neutral palette featuring a fabulous family, larger size, modern kitchen, 2 reception rooms, 4 bedrooms, a modern family bathroom and 2 recently installed ensuite shower rooms. Benefits from combination gas central heating and double glazing. Highly regarded local school catchment. The ground floor is centred around a fabulous family dining kitchen which overlooks the rear garden, providing direct access through French doors, creating the hub of the home. The kitchen is fitted with shaker style units, topped with quartz worktops and a range of integrated appliances. There is ample space for a dining table and cellar access. There are 2 light and airy front facing reception rooms, with an elegant lounge having an ornate feature fireplace and bespoke cabinets and shelving to the alcoves. The second reception room offers versatility as a snug, family room, music room, play room, or a home office. The first floor comprises of three lovely bedrooms, all presented with neutral decor and light grey carpets, the main bedroom is complemented by modern ensuite shower room. The family bathroom is designed around a contemporary freestanding bath and finished with attractive tiling. The second floor creates a useful landing area offering storage, leading to a generously proportioned dual aspect double bedroom complete with a modern ensuite shower. There are pleasant views from the top floor bedroom. Externally, an elevated front garden filled with established planting and Indian stone path leads to the side entrance. To the rear of the property is a stone patio adjoining a lawned garden, filled with attractive planting and garden shed. The property is superbly located on the edge of beautiful open countryside, within a short walk of open playing fields, Forge Dam, and a playground, as well as local shops and facilities in Fulwood Village. Within the catchment of Hallam and Tapton Schools. Transport links with access to the city centre, hospitals, and the universities.





- Stunning Period Property in Fulwood
- 4 Bedrooms & 3 Bathrooms
- Light & Airy Accommodation Over 3 Levels
- Fabulous Modern Kitchen onto the Garden
- Beautifully Presented Throughout

- 2 Versatile Reception Rooms
- Walking Distance of Forge Dam
- Reputable Schools Within Catchment
- Leashold 800 years from 1907 £3pa
- Council Tax Band C, EPC TBC



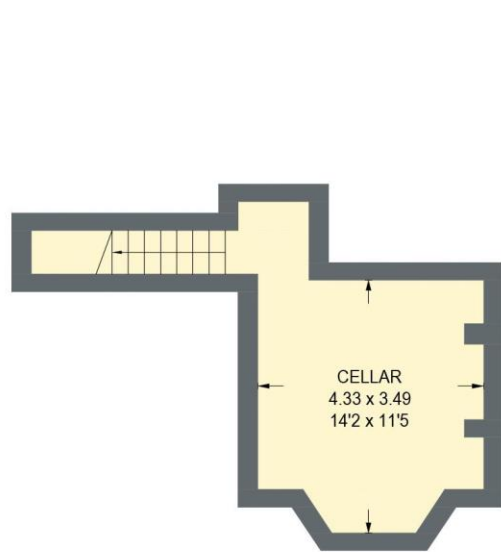


52 CRIMICAR LANE

APPROXIMATE GROSS INTERNAL AREA = 126.3 SQ M / 1359 SQ FT

CELLAR = 17.8 SQ M / 191 SQ FT

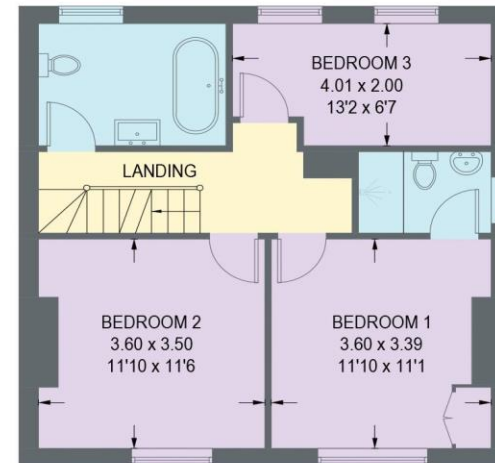
TOTAL = 144.1 SQ M / 1550 SQ FT



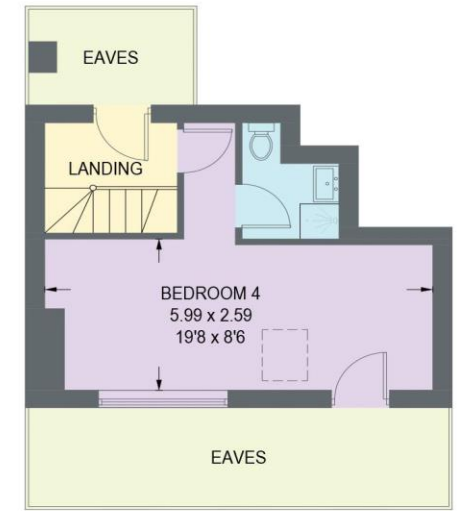
CELLAR
17.8 SQ M / 191 SQ FT



GROUND FLOOR
51.0 SQ M / 549 SQ FT



FIRST FLOOR
51.1 SQ M / 550 SQ FT



SECOND FLOOR
24.2 SQ M / 260 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