











## 11 Moorcroft Road

Fulwood • Sheffield • S10 4GS

Guide Price £575,000 to £600,000

Guide Price £575,000 to £600,000 A well proportioned and tastefully presented 4 bedroom, 2 bathroom detached family home. With a light and airy feel the property is set back from the road and is situated on a generous plot including an enclosed south westerly-facing rear garden, off road parking and double garage. The property is superbly positioned on the doorstep of the Mayfield Valley, within the catchment area of highly regarded schools, close to the amenities of Fulwood village and offering easy access to the city centre. A welcoming entrance porch leads into a reception hallway with useful understairs storage. There is a bright and spacious living room which overlooks the front garden. The modern dining kitchen features oak fronted units, ample space for a family dining table, an integrated dishwasher and room for a fridge freezer, washing machine and tumble dryer. A conservatory offers versatile additional living space with direct access to the rear garden. There is also a W.C on the ground floor. On the first floor, the principal bedroom enjoys garden views and benefits from a modern en-suite shower room. A second double bedroom has views towards the city, and there are two further well proportioned bedrooms with views over the garden and Mayfield Valley plus a family bathroom with a white modern suite and contemporary tiling. The first floor landing features a useful storage cupboard with a recently fitted Ideal gas combination boiler and access to the loft. Outside, a lawned front garden provides a safe children's play area whilst the enclosed rear garden enjoys a sunny south-westerly aspect, with mature borders and a patio, ideal for outdoor entertaining. A driveway provides off road parking for two cars and leads to a detached double garage with light and power. An excellent family home in a great location. Freehold









- Spacious Detached Family Home
- 4 Well Proportioned Bedrooms
- Principal Bedroom With En-Suite
- South Westerly Rear Garden
- Off Road Parking & Double Garage

- UPVc Double Glazing
- Modern Gas Central Heating
- Oak Doors Throughout
- Freehold
- EPC - tbc







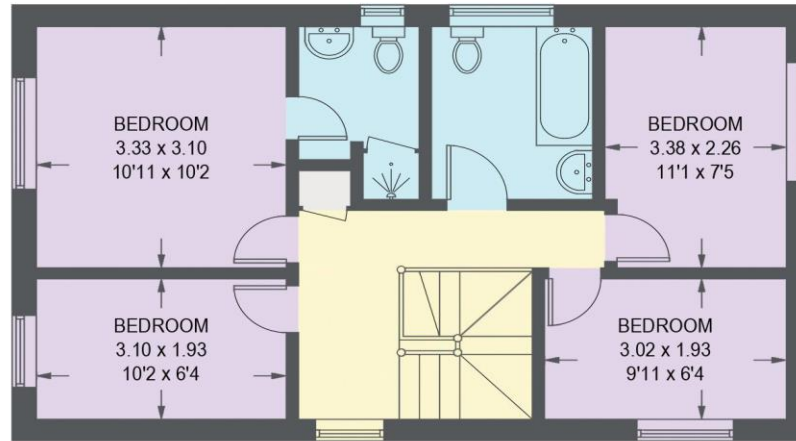


# 11 MOORCROFT ROAD

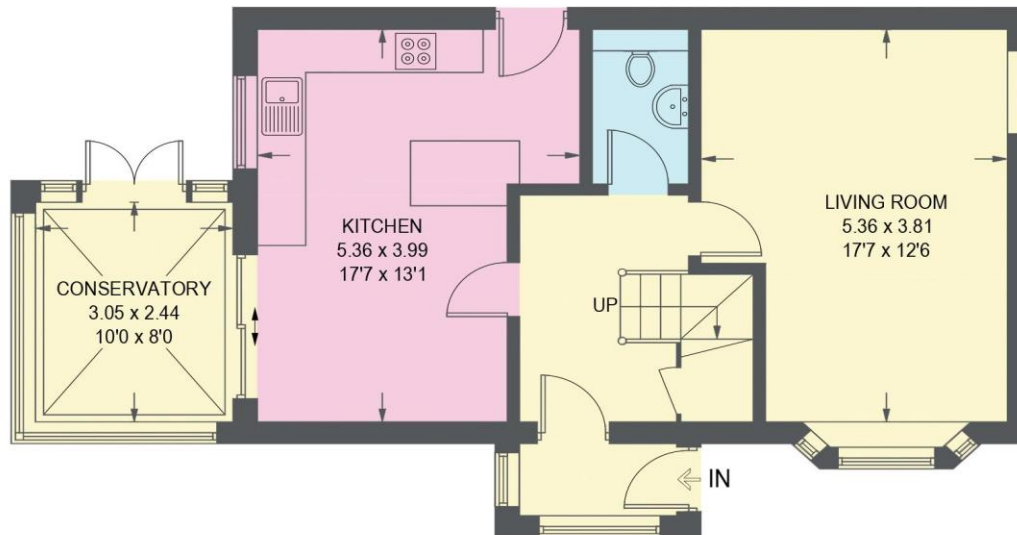
APPROXIMATE GROSS INTERNAL AREA = 112.8 SQ M / 1214 SQ FT

GARAGE = 26.0 SQ M / 280 SQ FT

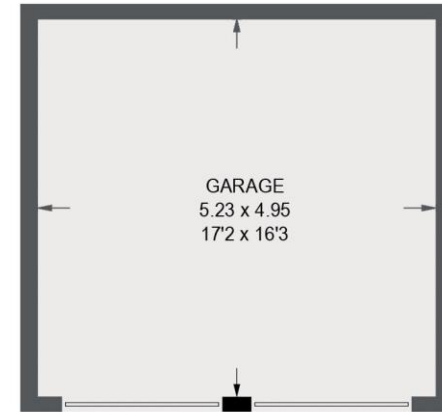
TOTAL = 138.8 SQ M / 1494 SQ FT



**FIRST FLOOR = 50.7 SQ M / 546 SQ FT**



**GROUND FLOOR = 62.1 SQ M / 668 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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



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