







71 Hallam Grange Road

Fulwood • Sheffield • S10 4BL

Guide Price £800,000 - £850,000

A stunning 4-bedroom, 2 bathroom extended family home in Fulwood, S10. Completely redesigned and refurbished by current owners to include a double storey side and single storey rear extension creating a modern, flexible family home, stylishly presented throughout. Features attractive, low maintenance enclosed rear garden, generous driveway and garage. The property enters through a glazed inner door into an impressive hallway providing storage and WC. The light and airy bay fronted lounge is styled in a fresh, neutral palette designed with media wall, fixed window seat providing concealed storage and complemented by wood effect tiled floor complete with underfloor heating. The hub of the home is a fabulous open plan dining kitchen fitted with bifold doors providing a seamless link with the rear garden. A contemporary Karl Benz kitchen incorporates 2 tone units topped with Corian worktops, integrated Bora hob, Quooker tap, double oven, microwave, full height fridge and freezer. A separate utility room creates further storage, dog shower and internal access to the garage. The first floor features split stairs, leading to a side extension providing a generously proportioned main bedroom, designed with walk through dressing area and en-suite shower room, providing ample fitted storage. A further 2 double bedrooms are presented in neutral décor and built in wardrobes with a smaller sized fourth bedroom ideal for a child or home working space. A fully tiled family bathroom is equipped with 3-piece white suite and separate shower cubicle. The loft space offers to potential to develop subject to necessary consents. Externally a landscaped front garden creates a great first impression alongside a generous driveway leading to an integral garage. At the rear of the property is an attractive enclosed private outdoor space providing a superb patio to entertain adjoining the house with raised, level artificial lawn, bordered by established planting and garden shed. Hallam Grange Road is an extremely sought-after road well-placed for highly regarded local schools, shops and amenities, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- Stunning Detached Family Home in Fulwood
- Double Side & Single Storey Rear Extension
- 4 Bedrooms & 2 Bathrooms
- Stylishly Modern Interior
- Karl Benz Kitchen & Separate Utility

- Sought After Location & Reputable Schools
- Generous Driveway & Garage
- Attractive Low Maintenance Rear Garden
- Freehold
- Council Tax Band E, EPC TBC



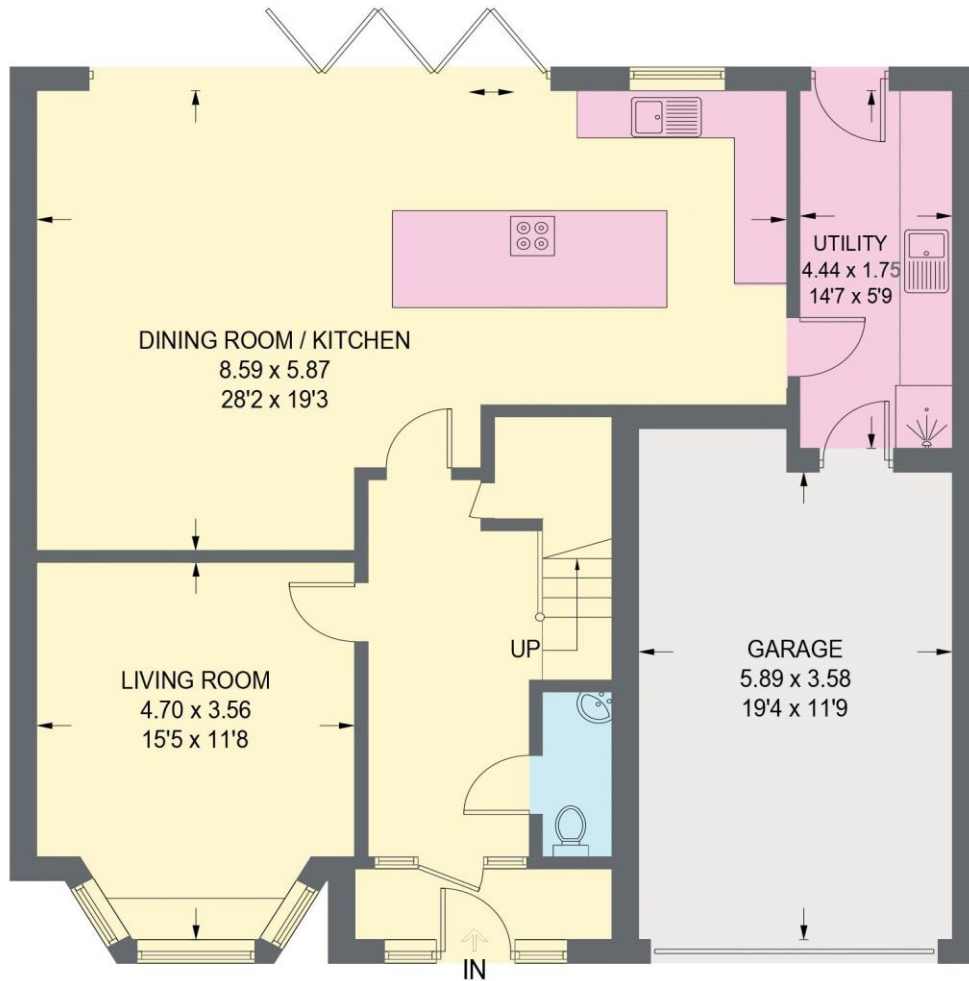


71 HALLAM GRANGE ROAD

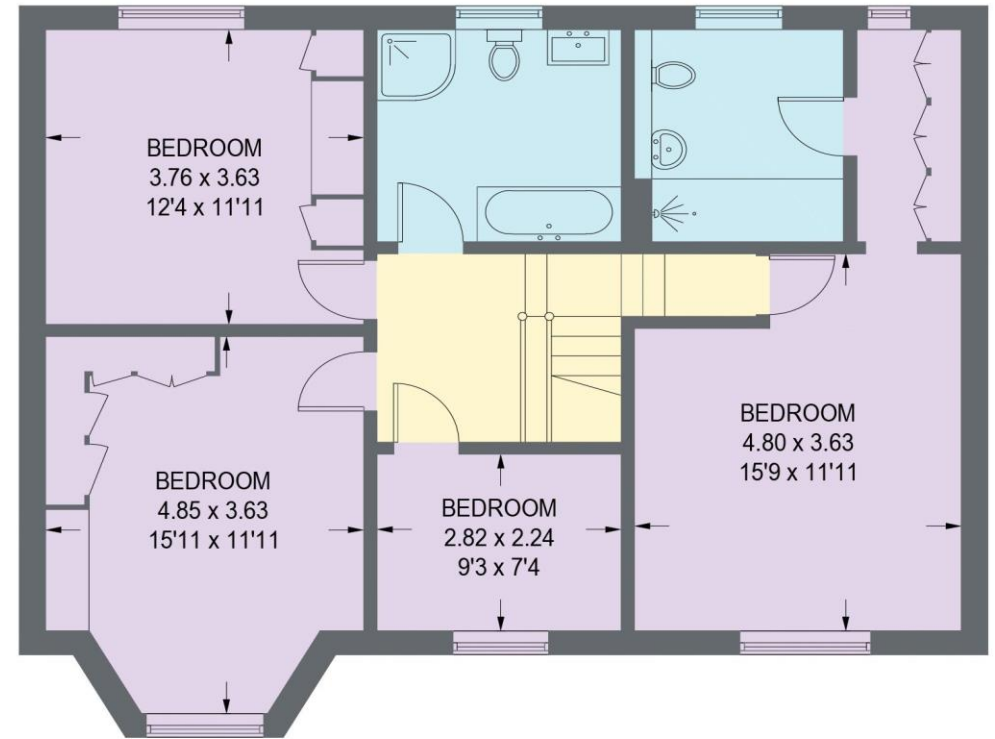
APPROXIMATE GROSS INTERNAL AREA = 169.5 SQ M / 1824 SQ FT

GARAGE = 22.6 SQ M / 243 SQ FT

TOTAL = 192.1 SQ M / 2067 SQ FT



GROUND FLOOR
87 SQ M / 936 SQ FT



FIRST FLOOR
82.5 SQ M / 888 SQ FT

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

(IDMRP2025)



haus

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

0114 276 8868