









## 10 Slayleigh Lane

Sheffield • South Yorkshire • S10 3RF

£1,300,000

An exceptional 5 bedroom, 2 bathroom detached family home located on this very popular road opposite Fulwood Tennis Club. With over 2800 sq feet of flexible accommodation arranged over 2 levels and sitting in a large plot with a stunning level enclosed garden to the rear. On the ground floor a front facing composite door opens into the reception hallway with useful downstairs storage. The kitchen is the heart of the home and is beautifully fitted with bespoke handmade units by local company David Martin and includes a range of high quality integrated appliances and granite work surfaces, ample space for a large family dining table and French doors open onto the patio. Adjacent to the kitchen is a versatile family room with door opening to a home office, providing useful work from home space. There are two more formal reception rooms offering further flexibility for formal dining space and family living areas. A large utility room has space and points for a washing machine and tumble dryer and provides integral access to the garage. A downstairs w.c has a cupboard housing the modern Vaillant gas boiler. On the 1st floor there is sitting space on the landing positioned to take advantage for the superb family garden. The principal bedroom has lovely open views over the tennis club, Fulwood Church and towards the Mayfield Valley and Ringinglow beyond, fitted wardrobes and an en-suite shower room. There are four other well proportioned bedrooms all with fitted storage and a spacious family bathroom. Outside a driveway provides off road parking and leads to the garage with roller shutter door and integral access to the utility room. There is a lovely colourful front garden and a path to the front door. To the rear is a stunning family garden having 2 resin bound patio areas providing extensive seating and entertaining space and a large level lawn beyond surround by well stocked, mature shrub plant and tree borders and enjoying an excellent degree of privacy with an open aspect. The bespoke timber Summer House has light and power and patio area to the front, to the bottom of the garden is an orchard with fruit trees and a garden shed. Fulwood is a very desirable suburb on the south western fringes of the city with very popular local schools, excellent shopping facilities, pubs and restaurants. Close to the city's hospitals and universities, with excellent transport links and on the edge of the Peak National Park.









- Superb Five Bedroom Detached Family Home
- Stunning Large Garden To The Rear
- Bespoke David Martin Kitchen
- Double Glazing & Modern Gas Heating
- Very Popular School Catchment

- Excellent Local Amenities
- Extremely Popular Road
- No Onward Chain
- Freehold
- EPC - tnc







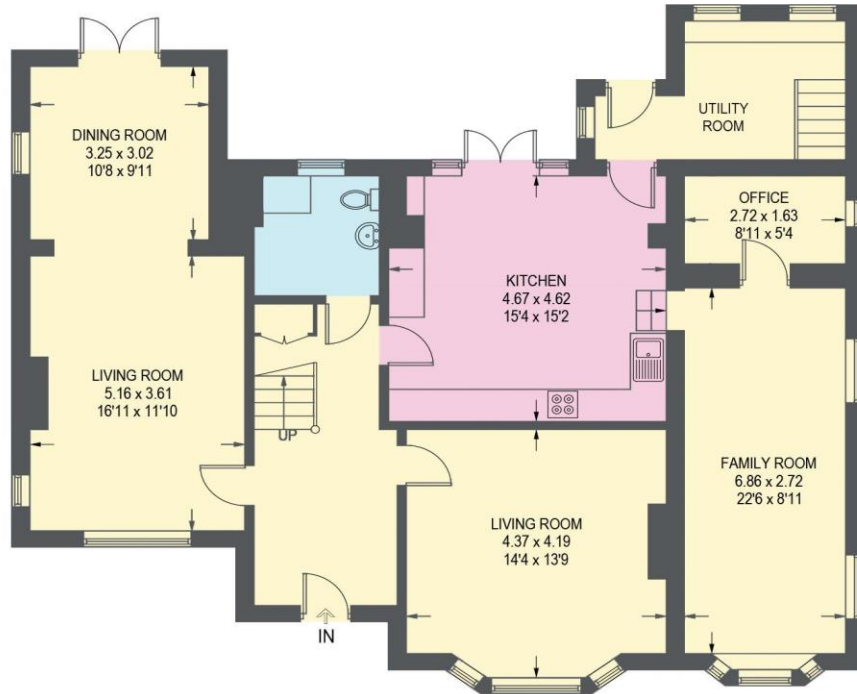


# 10 SLAYLEIGH LANE

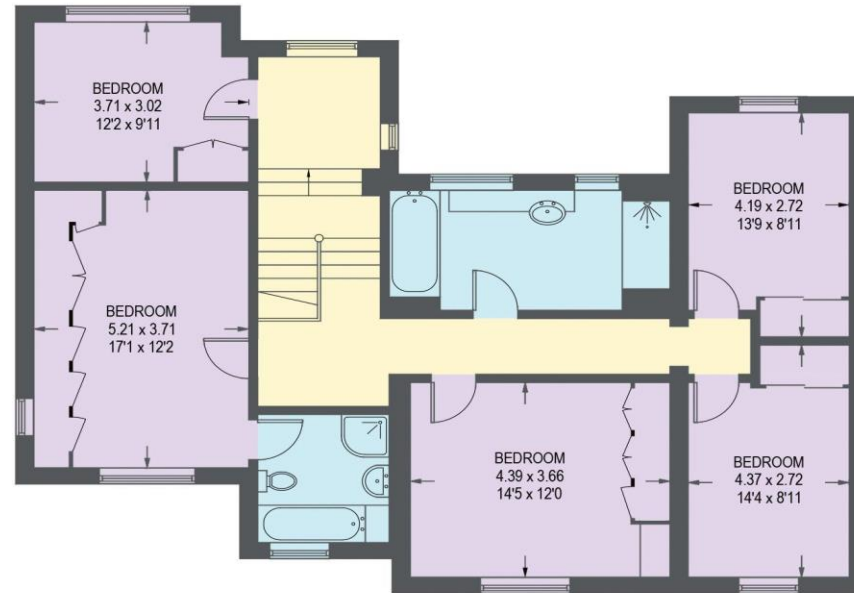
APPROXIMATE GROSS INTERNAL AREA = 239.2 SQ M / 2575 SQ FT

GARAGE = 23.8 SQ M / 256 SQ FT

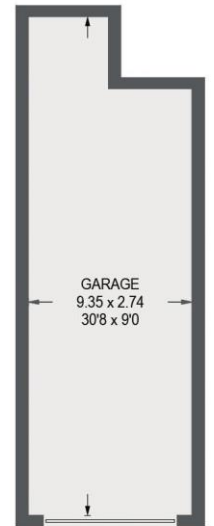
TOTAL = 263 SQ M / 2831 SQ FT



**GROUND FLOOR**  
129.1 SQ M / 1390 SQ FT



**FIRST FLOOR**  
110.1 SQ M / 1185 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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





haus

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