











## The Lodge

96 Tapton Crescent Road • Sheffield • S10 5DD

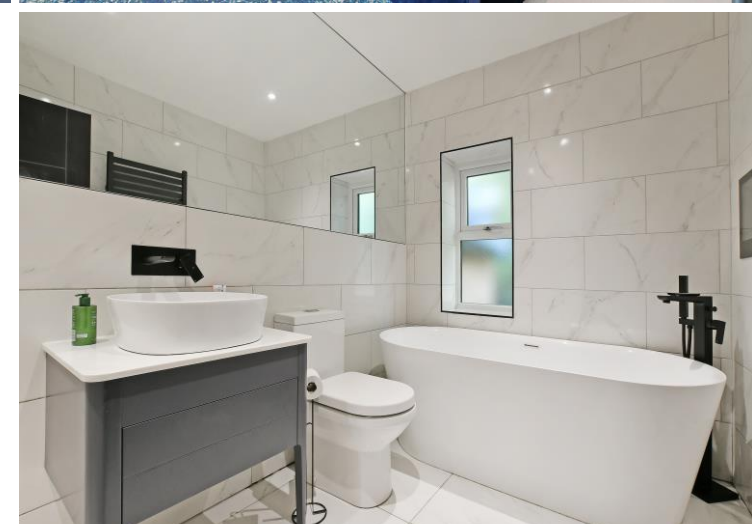
Asking Price £1,200,000

This impressive six-bedroom lodge has been thoughtfully extended to create a modern and flexible family home. Offering versatile and spacious accommodation of approximately 3195 sq. ft., arranged over split levels, the property combines character with contemporary living. There is further potential to develop both the cellar and the garden gym, which could provide an excellent home office or additional workspace. Situated in a highly sought-after residential location (S10), the home benefits from excellent school catchment areas, making it ideal for families. Set behind private gated access, this unique property must be viewed to fully appreciate the flexibility, size, and potential it offers. The first floor offers three generous double bedrooms, one of which benefits from an en-suite shower room, together with a smaller single bedroom—ideal as a child's room or home office. The family bathroom is beautifully appointed with a traditional white suite, including a freestanding bathtub, walk-in rainfall shower, and stylish tiling. The extension has created a truly superb master suite, featuring full-height windows that flood the room with natural light. This luxurious space is further complemented by a walk-in wardrobe and a contemporary en-suite bathroom room. Above the garage lies the sixth bedroom, which offers flexible use as a guest suite, family room, or garden room. With bi-fold doors opening onto the terrace and enclosed garden, it provides a seamless indoor–outdoor connection. This bedroom also benefits from its own en-suite shower room. The property is set back from the road and approached via electric gates, which provide privacy and secure off-street parking. A path runs around the perimeter, enhanced by feature lighting that highlights the attractive stone wall at the rear. The stunning landscaped garden has been thoughtfully designed to create a variety of zones, including a stone terrace and a decked seating area, perfect for entertaining and relaxation. A lower-level lawn offers an excellent space for family life, while at the far end of the garden an outbuilding provides potential as a gym or dedicated workspace. Tapton Crescent Road is ideally situated for the excellent range of shops and amenities in Broomhill, Crosspool, and Crookes, all offering a variety of cafés, pubs, and restaurants. The area is well-served by highly regarded schools, as well as local recreational facilities. The property also enjoys convenient access to the city centre, hospitals, universities, and the Peak District National Park, making it a perfect balance of city living and outdoor lifestyle.









- Impressive Detached Family Home
- 6 Bedrooms & 4 Bathrooms
- Thoughtfully Extended
- Spacious Accommodation approx 3195 sqft
- Combines Character with Contemporary Living
- Reputable Schools Within Catchment
- Stunning Garden with Gym
- Gated Driveway
- Freehold
- Council Tax Band C, EPC Rating C







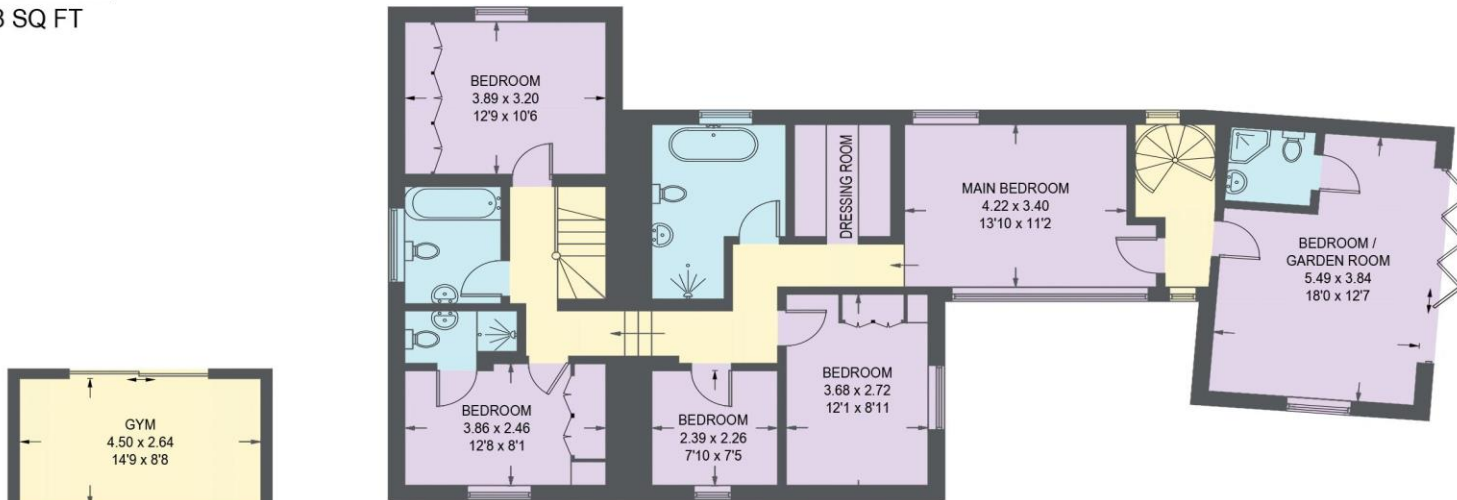
# THE LODGE, TAPTON CRESCENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 223.5 SQ M / 2404 SQ FT

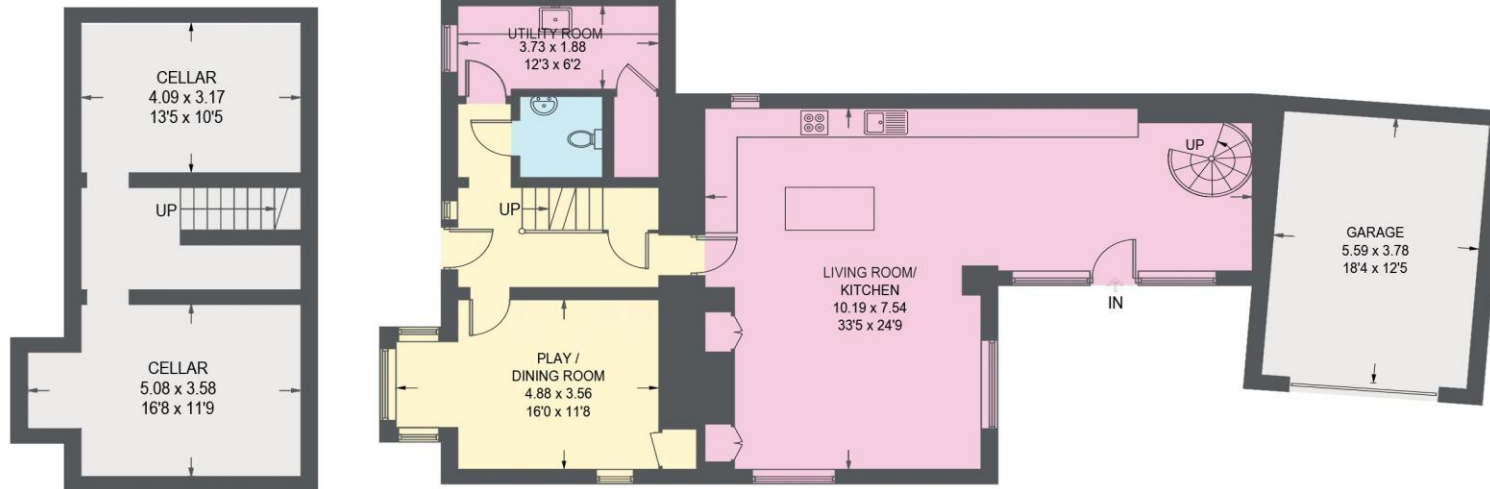
CELLAR = 40.5 SQ M / 436 SQ FT

GARAGE / GYM = 33.3 SQ M / 358 SQ FT

TOTAL = 297.3 SQ M / 3198 SQ FT



**FIRST FLOOR = 122.3 SQ M / 1316 SQ FT**



**CELLAR = 40.5 SQ M / 436 SQ FT**

**GROUND FLOOR = 101.2 SQ M / 1088 SQ FT**

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





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