







38 Watt Lane

Crosspool • Sheffield • S10 5RB

Guide Price £425,000 - £450,000

Beautifully presented and full of period charm, this stylish three-bedroom semi-detached home sits in the heart of Crosspool, a highly sought-after family location. The property offers excellent potential to extend or develop, with scope to build over and into the existing garage to create additional living space. Just a short walk from a range of local amenities and outstanding schools within catchment, the home benefits from a driveway, garage, and a private enclosed rear garden. The welcoming front porch opens into a hallway styled in bold, modern tones with stripped wooden flooring, an impressive introduction to the property. The living room feels cosy and characterful, featuring contrasting décor, picture rails, decorative coving, and bespoke blinds framing a generous bay window. At the rear, the bright dining room enjoys views over the garden, with French doors providing direct access to the outside space. The spacious dining kitchen is fitted with a range of shaker-style units, a Rangemaster oven, and space for freestanding appliances. A useful walk-in pantry and internal access to the garage enhance practicality, while offering clear potential for future development. There's also ample room for a breakfast table and a door leading out to the garden. Upstairs are two beautifully presented double bedrooms, both sympathetically styled to reflect the home's period character, and a third smaller bedroom ideal as a child's room, guest room, or study. The stunning traditional bathroom features a roll-top bath with shower over, a Burlington hand wash basin, monochrome tiled floor, and a classic towel radiator. Access to a loft space provides further potential for development, subject to the necessary consents. Outside, the property offers a low-maintenance front garden and driveway leading to the garage. To the rear, a decked patio creates a seamless connection to the house, with a raised lawn bordered by mature trees, established hedging, and attractive planting — a perfect space for relaxing and entertaining. Watt Lane is ideally located within walking distance of shops, cafés, pubs, and restaurants in Crosspool. The area falls within catchment for reputable local schools and offers excellent transport links to Sheffield city centre and the Peak District.





- 3 Bedroom Semi Detached Family Home
- Located in the Heart of Crosspool, S10
- Stylish Decor Throughout
- Retaining Period Character & Charm
- Offering Potential to Extend / Develop

- Outstanding OFSTED Schools in Catchment
- Enclosed Rear Garden & Decked Patio
- Driveway & Garage
- Freehold
- Council Tax Band C, EPC Rating D





38 WATT LANE

APPROXIMATE GROSS INTERNAL AREA = 100.8 SQ M / 1085 SQ FT

GARAGE = 11.8 SQ M / 127 SQ FT

TOTAL = 112.6 SQ M / 1212 SQ FT

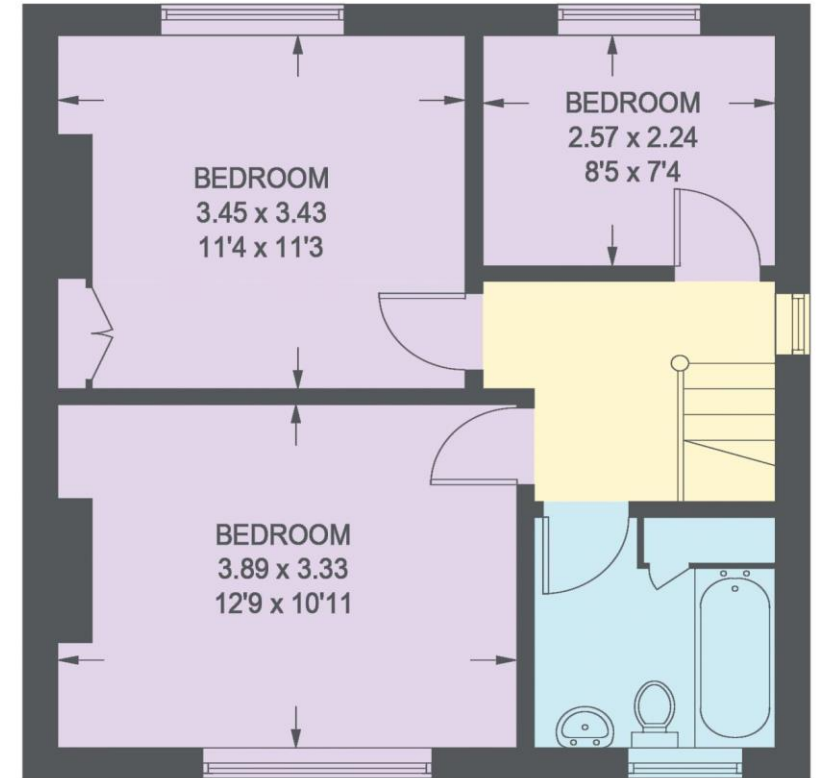
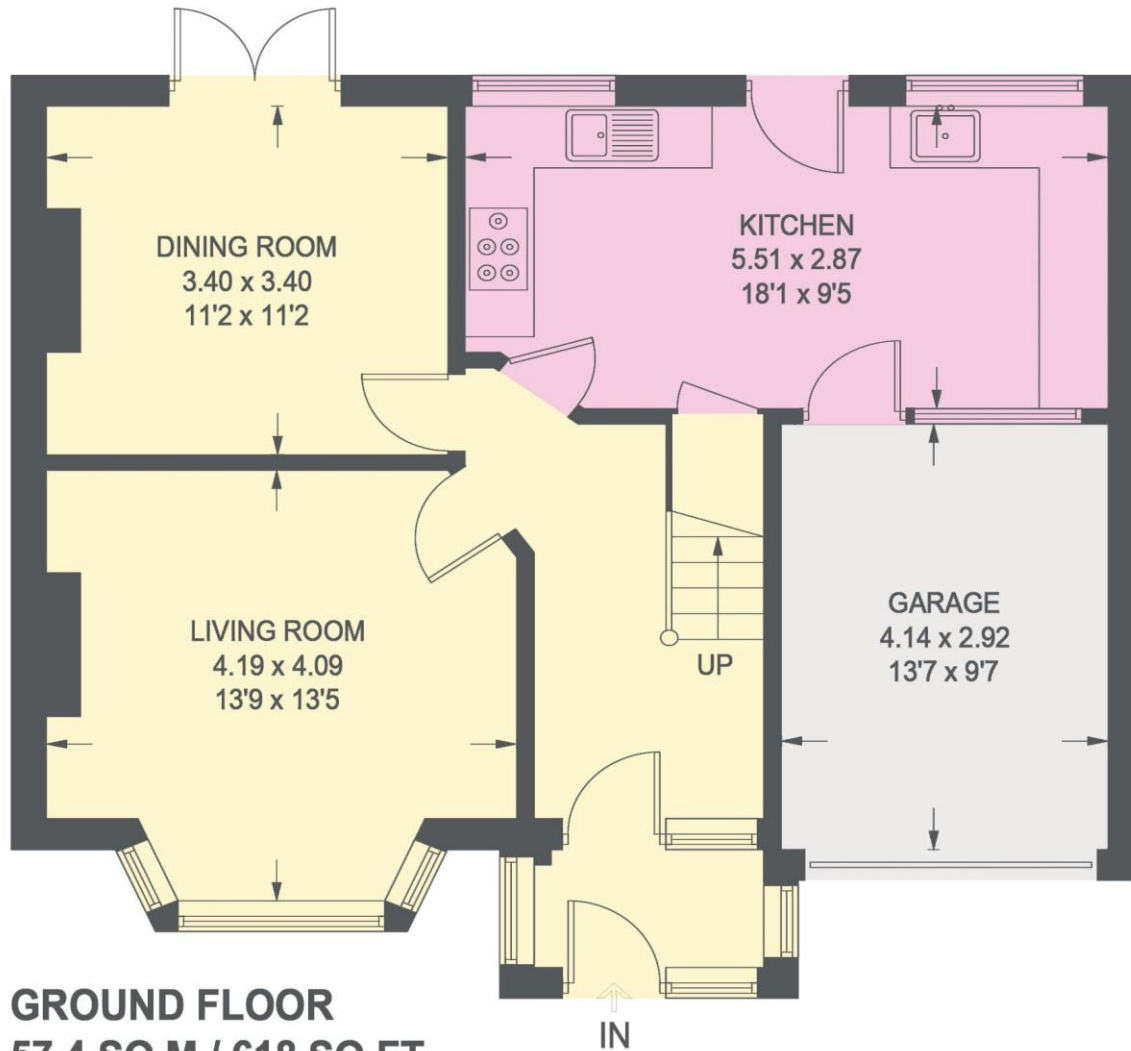


Illustration for identification purposes only, measurements are approximate, not to scale

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

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

0114 276 8868