







32 Crawford Road

Meersbrook • Sheffield • S8 9BU

Guide Price £365,000 - £385,000

Located just a stone's throw from Meersbrook Park, this beautifully presented three double-bedroom detached home combines stylish modern décor with period features, offering generous room sizes and an abundance of natural light. The cosy living room features a box bay window and feature fireplace, creating a warm, homely feel. To the rear, the extended dining kitchen overlooks the attractive garden and is fitted with classic shaker-style units, wood-effect worktops, and tiled splashbacks. A Smeg range cooker is included, with space for further freestanding appliances. There's also a separate utility room with additional storage and plumbing, plus a ground floor WC neatly tucked under the stairs. Upstairs, the main bedroom is light and airy, decorated in soft pastel tones with a box bay window and fitted wardrobes. Two further double bedrooms overlook the rear garden, both finished with stylish grey carpets. The family bathroom offers a touch of luxury, featuring a contemporary white suite, brass fittings, fluted glass, a freestanding bath, and a walk-in rainfall shower. Externally, the home benefits from a driveway for a small vehicle and an enclosed rear garden with a level lawn and generous decked terrace—perfect for entertaining and outdoor dining. Meersbrook is one of Sheffield's most desirable neighbourhoods, renowned for its community spirit, independent cafés and shops, and the beautiful Meersbrook Park with its panoramic city views. The area also boasts excellent local schools, great transport links, and easy access to both the city centre and Peak District, making it ideal for families and professionals alike.



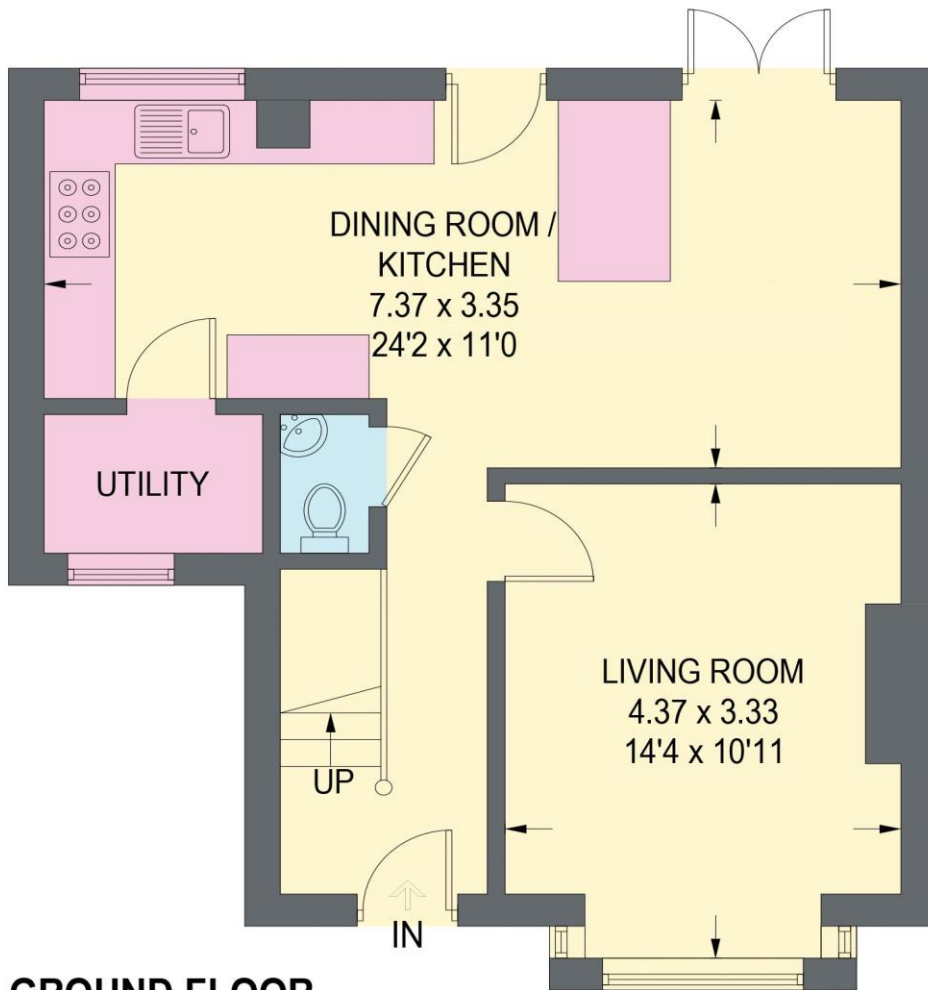


- Detached Family Home in Meersbrook, S8
- Effectively Extended
- 3 Double Bedrooms & Stylish Family Bathroom
- Light & Airy Open Plan Dining Kitchen
- Cosy Living Room
- Stylish Decor Retaining Period Features
- Attractive Enclosed Rear Garden
- Combination Boiler & Double Glazing
- Freehold
- Council Tax Band B, EPC Rating TBC

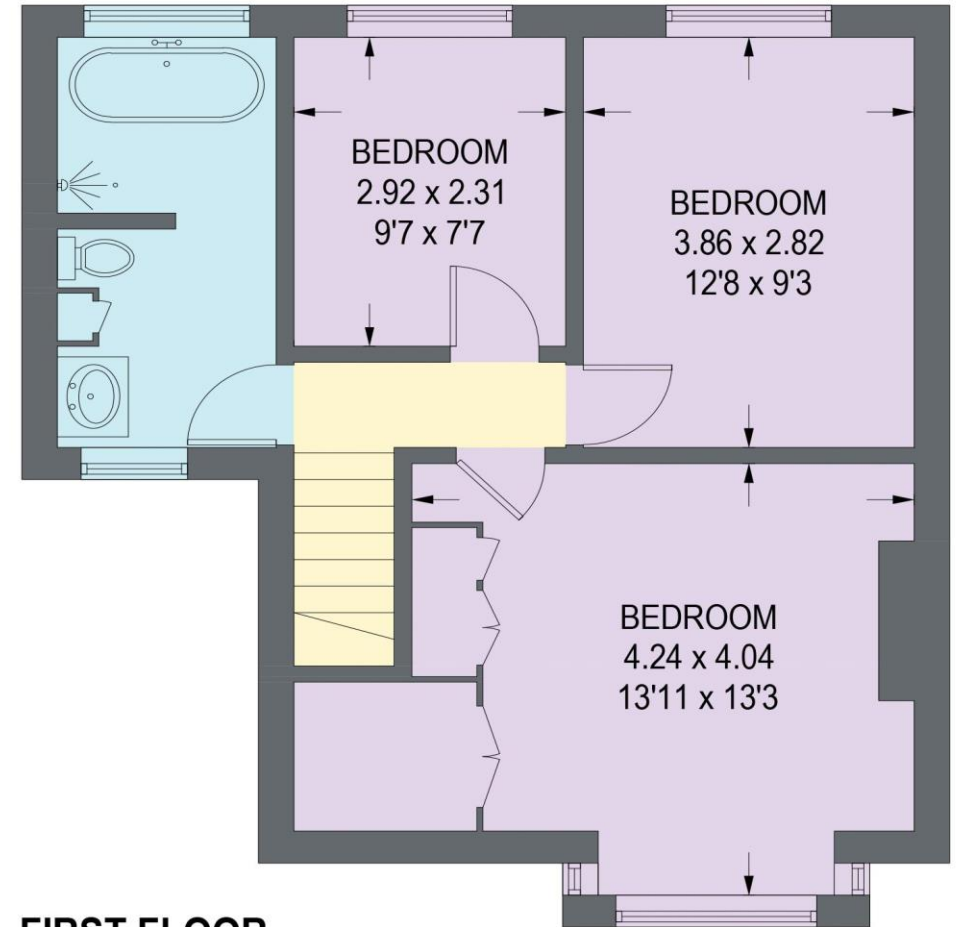


32 CRAWFORD ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.3 SQ M / 1048 SQ FT



GROUND FLOOR
49.3 SQ M / 531 SQ FT



FIRST FLOOR
48.0 SQ M / 517 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1256825)



haus

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

0114 276 8868