

34a Ringstead Crescent, Crosspool, Sheffield, S10 5SG
£525,000

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Council Tax Band: D

A stunning and larger than average four bedroom, two bathroom extended semi-detached home which is situated on a quiet street in the heart of Crosspool and is perfect for families! Enjoying modern styling throughout, highlights include an open plan dining kitchen, good sized bedrooms, a breathtaking converted attic bedroom with en-suite and dressing area, and a large garden with outbuilding to the rear! Located within close proximity to a wealth of shops, amenities and cafes, the property is also in the catchment area for the outstanding Ofsted rated Lydgate and Tapton schools, and is well served by regular bus routes giving easy access to the universities, hospitals, city centre and the peak district. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, bay fronted lounge and an open plan dining kitchen with modern fittings. To the first floor there is a landing area, three spacious bedrooms and a modern bathroom with four piece suite. To the second floor there is a landing area and a gorgeous attic master suite with tall windows, a juliet balcony, en-suite bathroom and a dressing area. Outside, there is a driveway to the front whilst to the rear there is a good sized garden with decking area, a lawn and patio with a spacious summerhouse/home office. Available to the market with NO CHAIN INVOLVED, a viewing is highly advised to appreciate the accommodation on offer. Freehold tenure, council tax band D.

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door and window unit which leads directly into the wide and inviting hallway. Having stylish tiled flooring, a staircase rising to the first floor accommodation, a radiator and a useful under stairs storage cupboard. Doors lead to the lounge and dining kitchen.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, a radiator and a gas fire with feature surround.

Dining Kitchen

A modern, beautifully presented dining kitchen which enjoys an open plan layout and has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for a cooker, American fridge freezer and integrated appliances include a washing machine, tumble dryer and dishwasher. With ample space for a dining table and chairs, a radiator, laminate flooring, a rear facing upvc double glazed window and rear facing upvc door leading to the garden area.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area which has a wooden bannister rail, a side facing upvc double glazed window and a further staircase rises to the second floor accommodation. Doors lead to all rooms on this level.

Bedroom Two

The former master bedroom, this spacious double sized room has a front facing upvc double glazed bay window, fitted wardrobes and a radiator.

Bedroom Three

Another double sized room which has a rear facing upvc double glazed window, a radiator and laminate flooring.

Bedroom Four

A spacious single sized room which could also be used as a study if required, having a front facing upvc double glazed window and a radiator.

Family Bathroom

A modern and stylish bathroom which has a four piece suite comprising of a panelled bath, separate shower enclosure, pedestal wash basin and a low flush wc. There is also a chrome towel radiator, tiled flooring and a rear facing upvc double glazed window.

Second Floor Landing Area

A staircase ascends from the first floor landing and leads to the second floor landing area, which has a side facing upvc double glazed window and a storage cupboard. A further door leads to the attic master bedroom

Attic Master Bedroom

A stunning attic conversion which truly must be seen to be

fully appreciated! This double sized room has a sliding upvc double glazed door with juliet balcony and an additional rear facing upvc double glazed window, both offering fantastic views. There is solid wood flooring, a radiator and doors lead to the en-suite bathroom and a dressing room.

En-Suite Bathroom

A fantastic addition to the property, having a modern suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With tiled flooring, a chrome towel radiator and a front facing velux window.

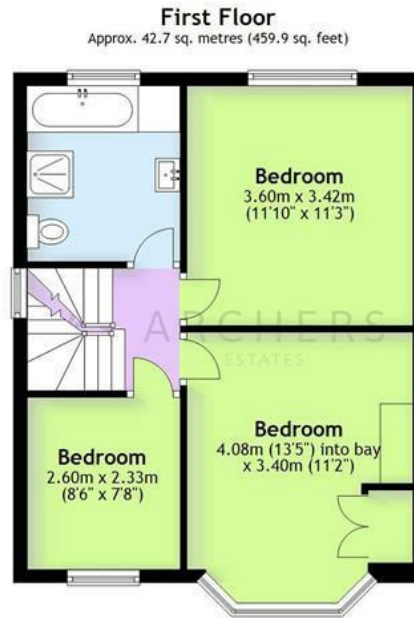
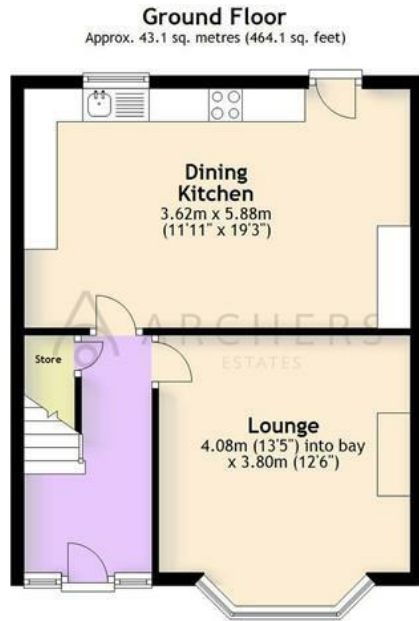
Dressing Room

Another great addition, the spacious dressing room has ample storage space and a front facing velux window.

Outside

To the front of the property there is a driveway and immediate access to the entrance door. To the rear there is a spacious garden area with raised decking area off the dining kitchen and steps descending to the lawned space, which has borders, fencing and to the bottom there is a patio and large wooden summerhouse, perfect for hobbies or working from home!





Total area: approx. 117.3 sq. metres (1262.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	