

5 Toftwood Avenue, Crookes, Sheffield, S10 1SH
£475,000

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Council Tax Band: C

A stunning and larger than average four bedroom, two bathroom extended semi-detached home which boasts stunning far reaching views, an amazing attic conversion, spacious garden and a wonderful detached outbuilding which must be viewed to be fully appreciated! Perfect for families, this modern and contemporary designed home is filled with natural light and is located close to a wealth of shops, eateries, cafes and amenities in Crookes and is close to Bolehills park with its beautiful sunsets. The property is also well served by regular bus routes giving easy access to the universities and hospitals and is near to open countryside for walks, with its close proximity to Rivelin Valley and Clough Fields. The property is also within the catchment area of Lydgate and Tapton schools, both of which are highly sought after. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, bay fronted lounge, downstairs wc and an open plan dining/living room and extended kitchen with and access to the rear garden. To the first floor there is a landing area, three bedrooms and a bathroom. To the second floor there is a spacious attic master bedroom with dual aspect layout and en-suite shower room. Outside, there is a garden to the front and to the rear there is a large decked area and two tiered lawn with immediate access to the detached garden room, which is perfect as a home office or gym and has two separate rooms. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended, contact Archers Estates to book your visit today. Leasehold tenure, 711yrs remain on lease. Ground rent is £3.50 per annum. Council tax band C.

Entrance Hallway

Access to the property is gained through a front facing upvc door which leads directly into the entrance hallway. Wide and inviting, this bright and airy room has a staircase rising to the first floor accommodation, solid wood flooring, a radiator and doors leading to the lounge and dining room.

Bay Fronted Lounge

A spacious lounge which has a front facing upvc double glazed bay window, solid wood flooring, a radiator and feature fireplace with tiled hearth.

Dining/Living Room

Forming part of the open plan living area, this cosy and welcoming room has a feature fireplace with log burner, solid wood flooring and a tall radiator. With ample space for a dining table, the room opens to the kitchen area.

Extended Kitchen Area

Taking full advantage of the rear extension, the kitchen area has fitted wall and base units with a solid oak worktop incorporating a Belfast sink and five burner gas hob with extractor above. There are integrated appliances including an electric oven and slimline dishwasher, and space for a fridge freezer. With underfloor heating, slate tiled flooring, two rear facing velux windows, a rear facing upvc double glazed window and french doors leading to the garden.

Downstairs WC

Having a low flush wc, side facing upvc double glazed window, space for a washing machine and housing for the Ideal combi boiler.

First Floor Landing Area

A staircase ascends from the 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 rising to the second floor.

Bedroom Two

The former master bedroom, this sizeable double room has a front facing upvc double glazed bay window giving excellent far reaching views, two bespoke fitted wardrobes, a radiator and an original decorative tiled fireplace.

Bedroom Three

Another double sized room, the second bedroom has a rear facing upvc double glazed window enjoying far reaching views, a radiator and a fitted storage cupboard.

Bedroom Four

A single sized bedroom which could also be used as a home office. Having a front facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath with shower over, a vanity wash basin and low flush wc. With tiled flooring, a chrome towel radiator and a rear facing upvc double glazed window.

Attic Master Bedroom

Steps ascend from the first floor landing and leads to the attic master bedroom, which is a larger than average bedroom filled with natural light and is sure to be one of the very best conversions you will see! Enjoying a three panel rear facing

wall to ceiling window unit taking full advantage of the views, two front facing velux windows, solid wood flooring and a radiator, there is also access to the eaves space and a door leads to the en-suite shower room.

En-Suite Shower Room

Having a modern styled suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With tiled flooring, a dark grey towel radiator and rear facing upvc double glazed window.

Outside

To the front of the property there is a garden area and path leading to the entrance door. A path leads down the side of the building and gains access to the rear, where there is a larger than average garden space with a sizeable decking area perfect for outside entertaining and steps/a slide descend to the lawned garden which has two levels and has pretty trees/shrubs and hedging surrounding. To the bottom of the garden there is immediate access to the detached garden room.

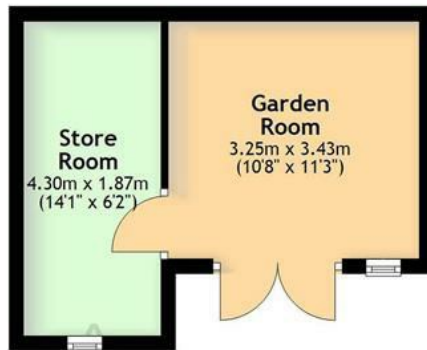
Detached Garden Room

A fantastic addition to the property, perfect for a home office, gym, bar or many variations! Having cedar cladding to the outside including a covered area to the front, upvc french doors lead into the building which is separated into two parts, with the main room offering living space and the second room providing ample storage space. Having LVT flooring, an electric wall mounted heater, category 6 cabling ensuring a superfast broadband speed with wi-fi connectivity.



Outbuilding

Approx. 19.5 sq. metres (210.0 sq. feet)



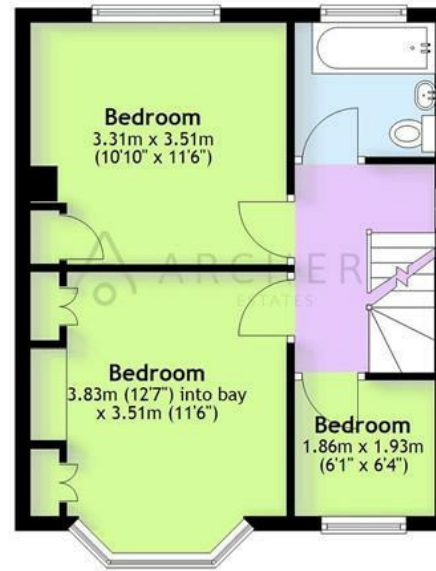
Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.3 sq. feet)



Total area: approx. 136.2 sq. metres (1466.5 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	81
	EU Directive 2002/91/EC	