



# 59, Ranmoor Crescent

Sheffield, S10 3GW

## Description

A quite superb, Victorian semi detached villa offering generously proportioned accommodation laid out over three floors and an extensive basement that could also be converted into additional living space if required (subject to regs). Due to the size of the property there is plenty of space for large families to enjoy this home and there is even enough room for two home offices alongside six double bedrooms if required. The superb, open plan dining kitchen forms the heart of the home and features a large breakfast bar with side access to the lovely terrace area. The dining area features a bay window that frames a superb view down the valley, across the spire of St John's Church, and provides the perfect setting for family life and entertaining guests. There are two further reception rooms on the ground floor alongside a large utility room and home office that overlooks the back garden. On the first floor, a balcony at the south-facing end of the landing provides a perfect place to unwind, and enjoy a coffee break. The large family bathroom features a central, inset bath and fireplace adjacent to three large



- Six double bedrooms.
- Splendid, southerly facing views.
- Extensive basement rooms that could be converted to suit your requirements (subject to regs).
- Freehold, Council Tax Band G and EPC rating D59.
- Outstanding dining kitchen with a timeless, bespoke design and a superb view down the valley.
- Two home offices (one on the ground floor and one on the second floor).
- Off road parking and a garage, accessible from the top of Ranmoor Cliffe Road.
- Lovely sitting room with fireplace and bay window.
- Further, versatile reception room, welcoming reception hall and large utility room.
- Mature gardens to three sides of the house with two terraces and areas of lawn.

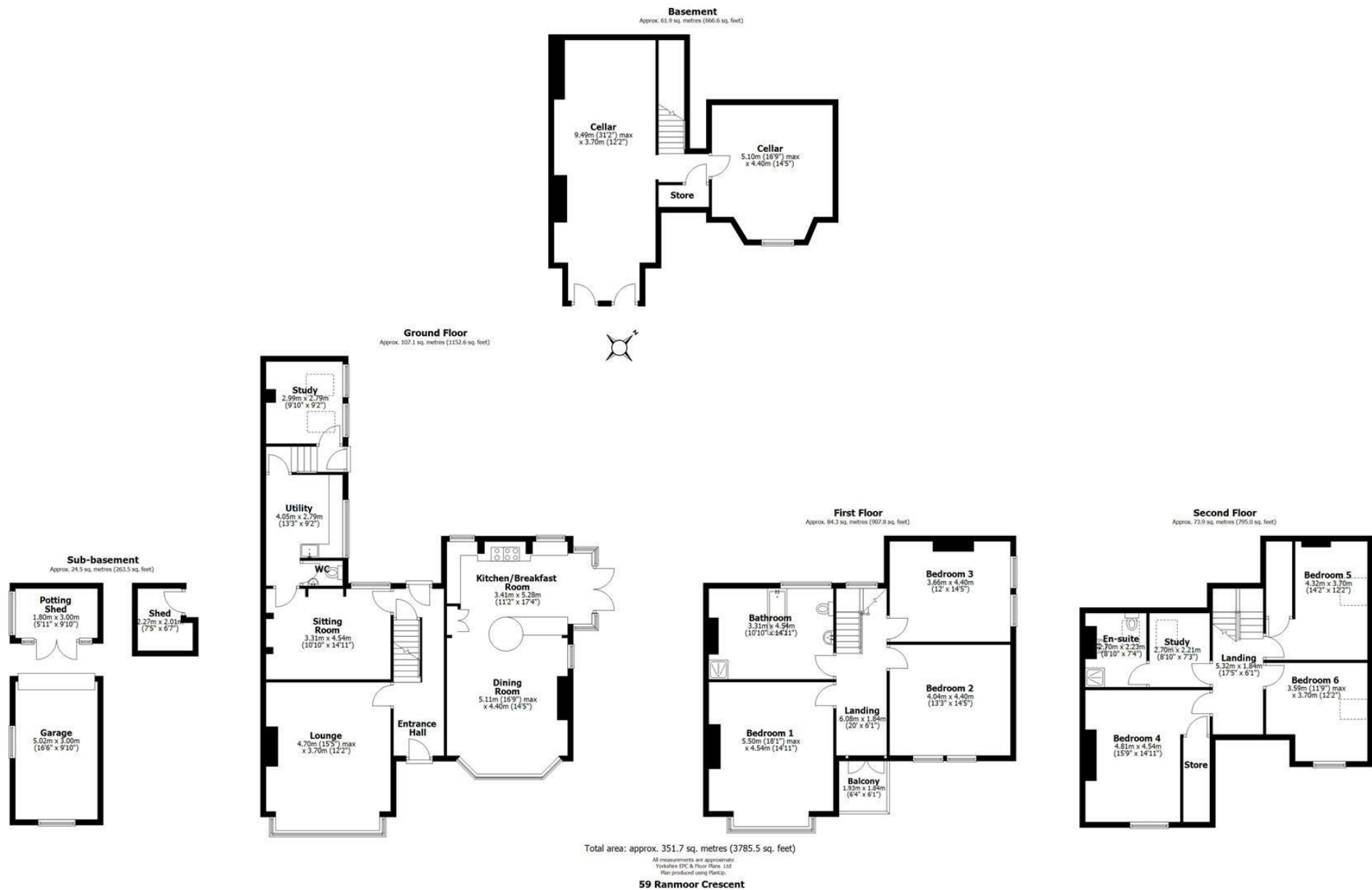


bedrooms. The second floor includes a home office that leads through to an additional shower room and three further double bedrooms, perfect for older children. The basement comprises two interlinking rooms with high ceilings, providing plenty of potential for further development or storage solutions. The current vendors have previously utilised this area for their children to have a games room and entertain their friends away from the main body of the house. Externally, due to the house being situated on one of Sheffield's famous seven hills, the property has a garden that slopes gently down from Ranmoor Cliffe Road to one of the bends on Ranmoor Crescent. There is pedestrian access from the bottom of the garden leading up, through the predominantly lawned front garden area, to the level terrace outside the front door. A further terrace is situated at the side of the house, being easily accessed from the French windows in the kitchen and is a great setting for al fresco meals. The remaining garden area is found to the rear where a flight of steps leads up to the driveway and garage that are accessible from the top of Ranmoor Cliffe Road. The garage also has a storage room, accessible from the side terrace, that provides further storage for garden tools or bikes. The property is situated in one of Sheffield's most desirable areas, close to highly regarded schooling, superb transport links that can whisk you into the city centre via the main city hospitals and universities, and is within walking distance of the excellent local amenities on Fulwood Road, Nether Green and Hangingwater alongside picturesque park walks that lead into the beautiful surrounding countryside. The perfect setting for this gorgeous home!

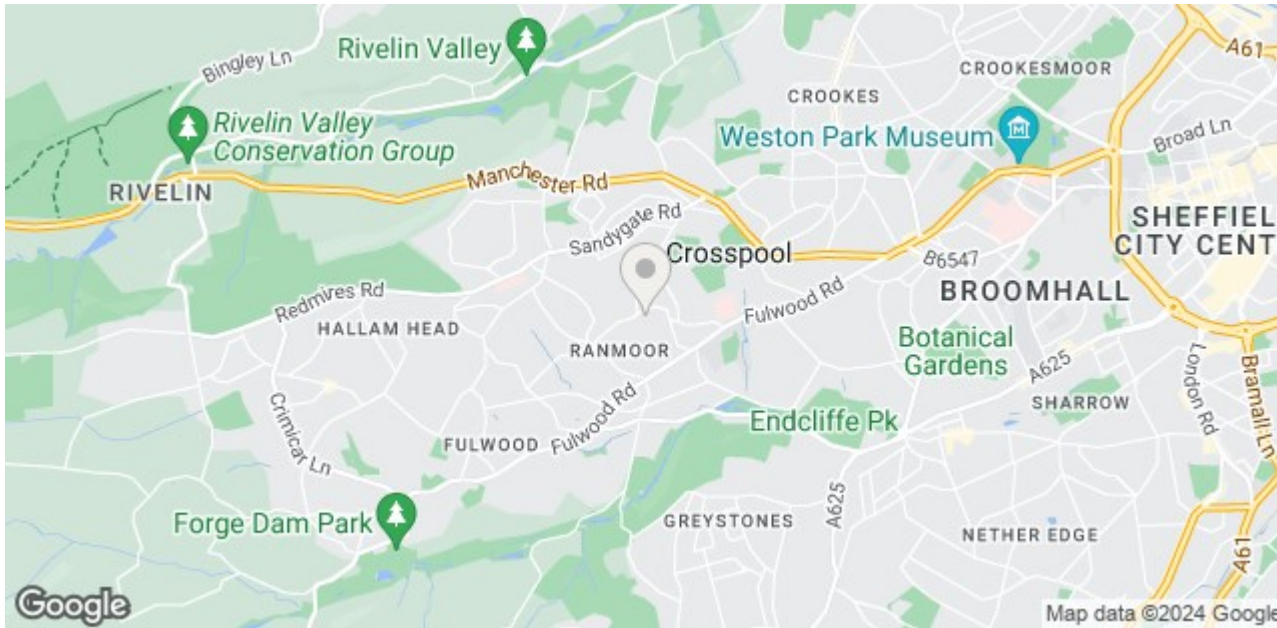








Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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