



12, Park Head Crescent, Sheffield, S11 9RD

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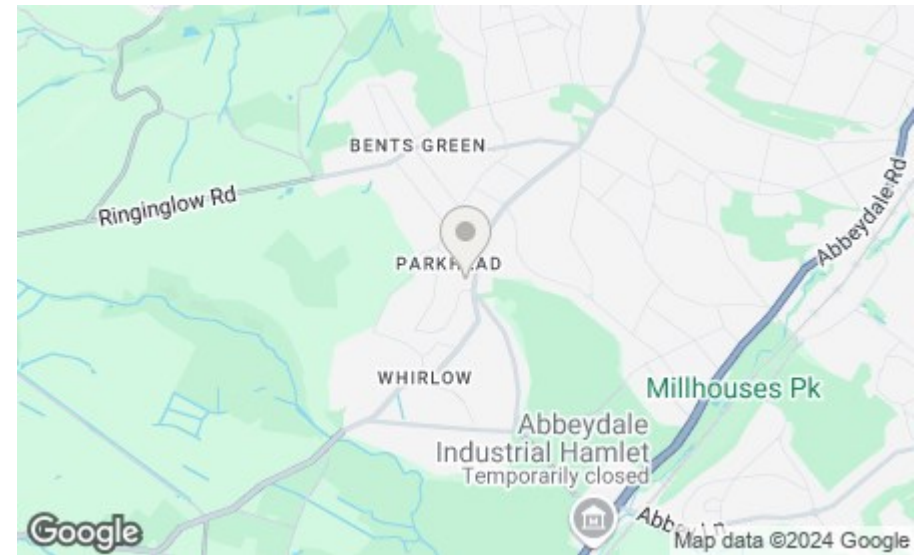
Description

A quite superb family home that has recently undergone a significant scheme of modernisation. This delightful home boasts three luxurious bathrooms to support the three/four bedrooms and a superb, open plan dining kitchen to the rear that overlooks the landscaped gardens. For those buyers who are looking for a home office or fourth bedroom the ground floor reception room at the front of the house offers versatility in the way it could be used. The kitchen and bathrooms provides a touch of luxury to this immaculate home and the outside space complements the immaculate interior and includes off road parking for two cars and access to a low level basement store, ideal for garden equipment and bikes. This very desirable location is perfect for families due to the outstanding rated local schooling and the surrounding countryside of The Limb Valley and the ancient Ecclesall Woods are also found close by and can be accessed via a short walk from your own front door. Regular transport links run along Ecclesall Road South and provide speedy links into the city centre via some of the main city hospitals and universities.

- Three/four bedrooms including a versatile room on the ground floor.
- Three luxurious bathrooms including one ensuite and a ground floor shower room, all with elegant tiling framing the modern suites.
- Stunning open plan dining kitchen which extends into an additional sitting room.
- Welcoming reception hall and utility room.
- Block paved off road parking for at least two cars.
- Landscaped rear garden with lawn, Indian stone flagged terrace and access to the low level basement store.
- Full UPVC double glazing and modern gas central heating system.
- Within catchment for some of the best schooling in the city centre
- Close to good transport links into the city centre.
- EPC rating C, Freehold and Council Tax Band C.



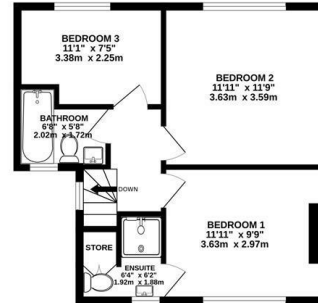
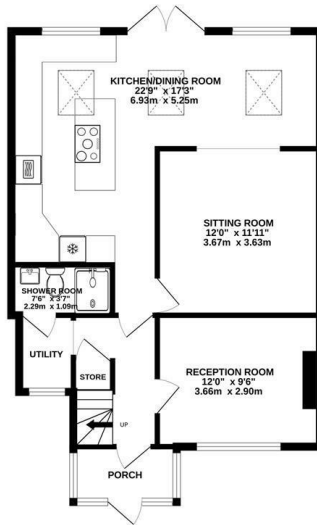
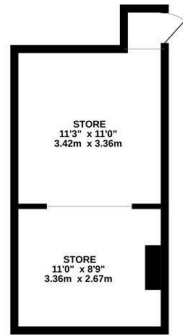




CELLARSTORE - RESTRICTED HEAD HEIGHT

GROUND FLOOR

1ST FLOOR



THE CELLAR/STORE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1152sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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& RIDDLE**
ESTD 1840

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