





# 53, Bingham Park Crescent

Sheffield, S11 7BH

## Description

This is a quite lovely, freehold home that has been extended on the ground floor to both the side and rear to form an excellent and versatile layout, perfect for downsizers looking for more lateral space and the potential to have a ground floor bedroom. The property will also appeal to families who wish to be close to the parks and the excellent local schooling. The location is absolutely first class. The property has Bingham Park to both the side and rear and enjoys a very pleasant outlook from the side, on the first floor landing, overlooking part of the park. At the front there is also a pleasant view, down the valley, towards town. The extensions have totally transformed this home and allowed the space to form an open plan dining kitchen which in turn opens into a further reception room, perfect for the modern way of life. There is also a front



- Three/four bedrooms including a versatile ground floor bedroom/reception/home office.
- Bathroom and separate W.C on the first floor and a ground floor W.C in the side annexe.
- Bingham Park situated to the side providing an extension to the garden for lively children.
- Freehold and Council Tax Band C.
- Fabulous, open plan dining kitchen which opens to an additional reception area.
- Gorgeous, landscaped gardens with two strategically placed terraces, a central lawned area and space for a shed and greenhouse.
- Excellent location, close to parks, local amenities found in the fashionable areas of Sharrowvale, Nether Green and Banner Cross.
- Two good reception rooms.
- Superb views from the front and side.
- Gas central heating, UPVC double glazing and modern regs in the extension combine to produce an EPC rating of D66.





sitting room, away from the open plan area, offering the potential for it to perhaps be utilised as a hobby room/fifth bedroom/home office or, as a quieter reception room. The side extension was designed to allow for the rear reception room to have independent access from the main house via a separate entrance hall with its own W.C, and to be used as a home office, but, of course the next owner may well prefer to use this a ground floor bedroom or even, with a little bit of remodelling, as an annexe for a dependent relative. The property has a lovely feel throughout, with modern fixtures and fittings in all the right places and the perfect balance between inside and outside space. Not to be missed!









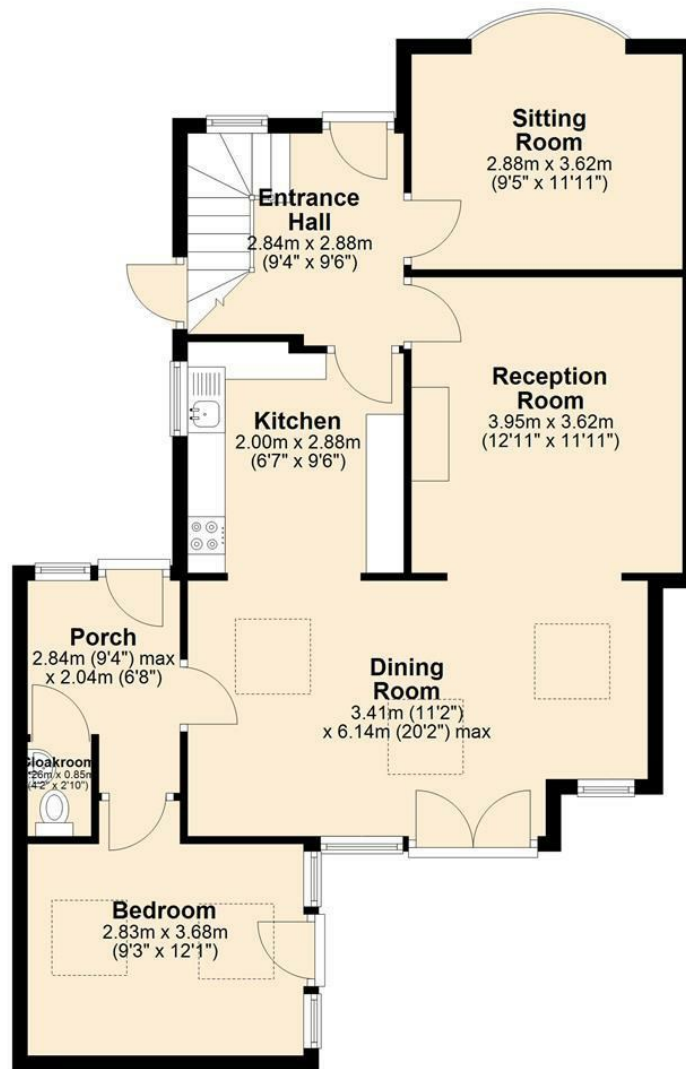






### Ground Floor

Approx. 81.5 sq. metres (876.9 sq. feet)



### First Floor

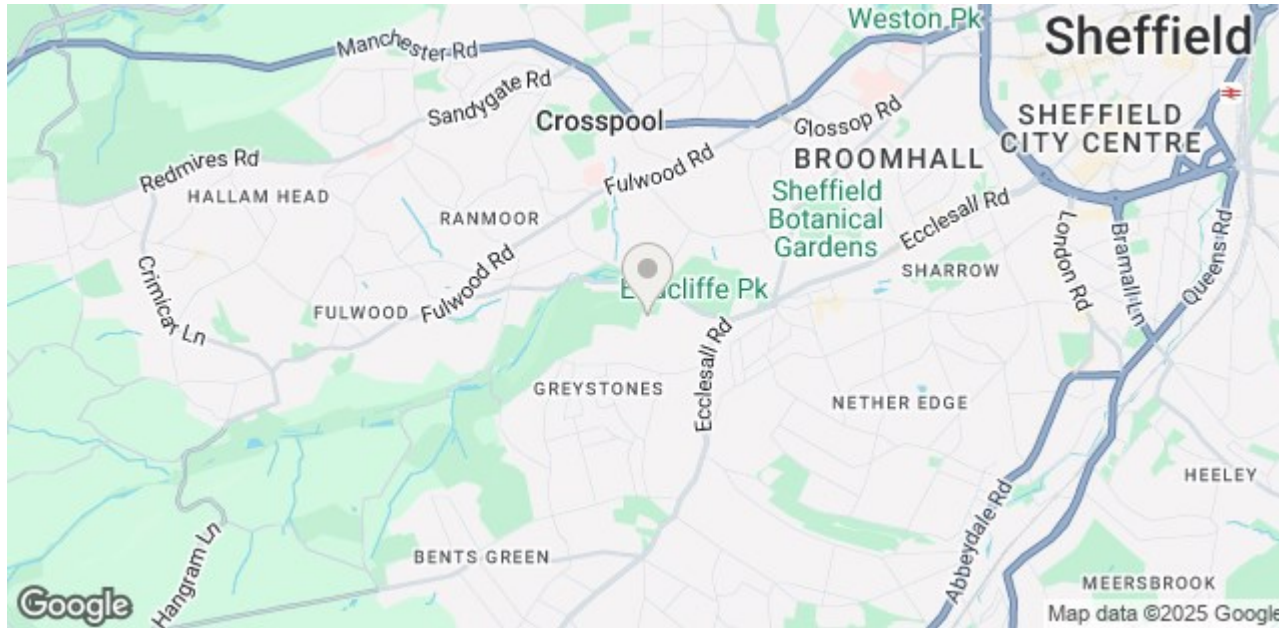
Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 124.1 sq. metres (1335.3 sq. feet)

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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