

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

51, Canterbury Avenue, Sheffield, S10 3RU

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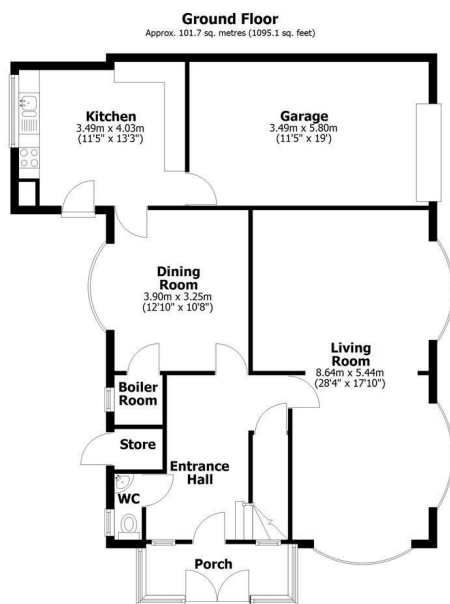
Description

A deceptively spacious, detached family home that is situated on the corner of Canterbury Avenue and Canterbury Drive in the very desirable S10 postcode. This peaceful and secluded spot has little in the way of passing traffic and the location is perfect for both family's and downsizers who wish to be close to the excellent local amenities that are found in Fulwood Village and the first class schooling that is found in the area. The property offers an impressive 2131 square feet of accommodation that includes generous room sizes throughout and four/five bedrooms that can be repurposed to perhaps accommodate people who now spend some time working from home. The ground floor boasts a wide reception hall that creates a warm and welcoming first impression to the property and the 28ft living room will be sure to impress even the most discerning of buyer. The breakfast kitchen is situated adjacent to the dining room, and could easily be made larger by knocking through to either the dining room or fully extended at the rear the rear of the property into a stunning open plan breakfast and dining space, subject to applicable regulations. On the first floor there is a spacious principal suite that incorporates a dressing room and separate ensuite, perfect for the modern way of and has also allowed for a large third bedroom that is accessed via an occasional room that would make a great study. Externally there are attractively planned gardens to three sides of the house (along with a strip of land on the far side of Canterbury Drive) which include a terrace with views towards the Mayfield Valley and there is also a driveway and garage Although requiring a general scheme of modernisation it is suggested that this house could easily be transformed into something quite special and an early viewing is very much advised.

- Four/five bedrooms that include a generous principal suite.
- Superb living room with generous proportions.
- Breakfast kitchen and adjacent dining room.
- Porch, entrance hall and separate, ground floor W.C.
- Two bathrooms including the ensuite to the principal bedroom.
- Off road parking and larger than average garage.
- Pretty gardens to three sides of the property.
- Freehold and Council Tax Band G.
- Gas central heating and UPVC double glazing combine to create an EPC rating of E54.
- ELR Premium sale - Buyers fees of £595 including VAT will apply.







Total area: approx. 198.0 sq. metres (2131.6 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp

51 Canterbury Avenue



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