







4 Barnfield Close

Crosspool • Sheffield • S10 5TF

Asking Price £350,000

A generously proportioned three-bedroom semi-detached property, occupying a quiet cul-de-sac position and enjoying fabulous far-reaching open views. In need of some modernisation, the property offers excellent potential for a purchaser to create a wonderful family home, with scope to extend or further develop, subject to the necessary consents. The property is approached via a front porch which opens into a welcoming entrance hallway, with useful built-in storage and additional storage beneath the stairs. There are two light and airy, generously proportioned reception rooms, providing excellent flexibility for family living and entertaining. The rear reception room benefits from sliding patio doors opening directly onto the garden, creating a lovely connection between the house and the private outdoor space. The kitchen is fitted with an integrated Neff oven and gas hob, with space and plumbing for further appliances, together with a useful pantry. A side door provides direct access into the garage, which offers further potential and could, subject to the necessary consents, be developed to create additional living accommodation. To the first floor are two particularly good-sized double bedrooms. The principal bedroom, positioned to the front, is an impressive full-length room with fitted wardrobes and wonderful far-reaching views. The second double bedroom overlooks the garden and also offers plenty of space for wardrobes. The third bedroom is a really good-sized room, ideal for use as a child's bedroom, home office or study. The accommodation is completed by a modern shower room with walk-in shower, together with a separate WC. Outside, the property benefits from a front drive and attractive front garden, with a driveway providing access to the garage. To the rear is a fully enclosed and exceptionally private garden, beautifully landscaped with a stone patio, two-tiered lawn, established planting and mature hedging. It provides a peaceful and secluded outdoor space, ideal for relaxing, entertaining and enjoying the far-reaching outlook. Barnfield Close is an appealing setting within S10, offering a peaceful cul-de-sac environment whilst being conveniently placed for excellent local schools and a range of amenities. The property also enjoys excellent access to the open countryside of the Peak District, making this an ideal location for those wanting both convenience and easy access to beautiful outdoor spaces.





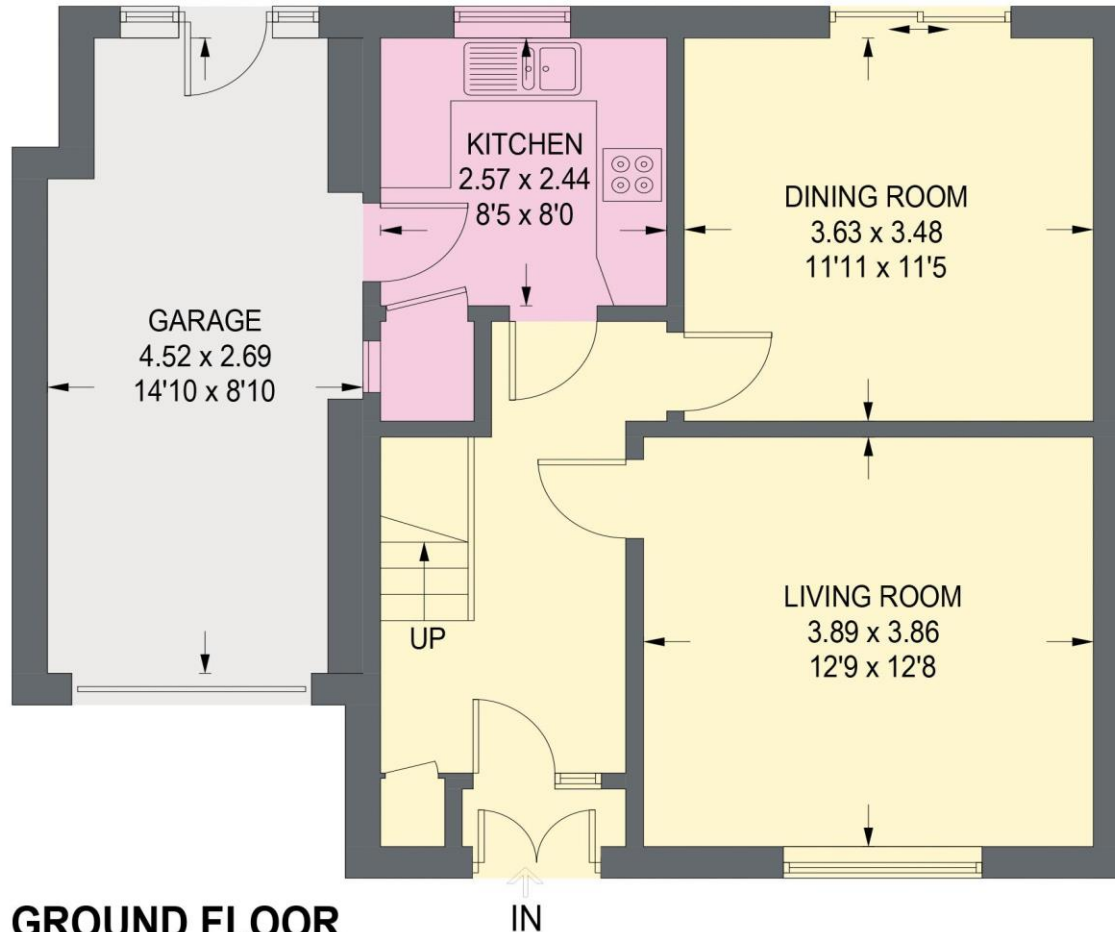
- Spacious Semi Detached Family Home
- 3 Bedrooms & Modern Shower Room
- Light & Airy Accommodation
- Offering Fabulous Potential
- Sought After Location in S10
- Far Reaching Views
- Attractive Private Rear Garden
- Driveway & Garage
- Leasehold approx £32pa
- Council Tax Band C, EPC Rating TBC



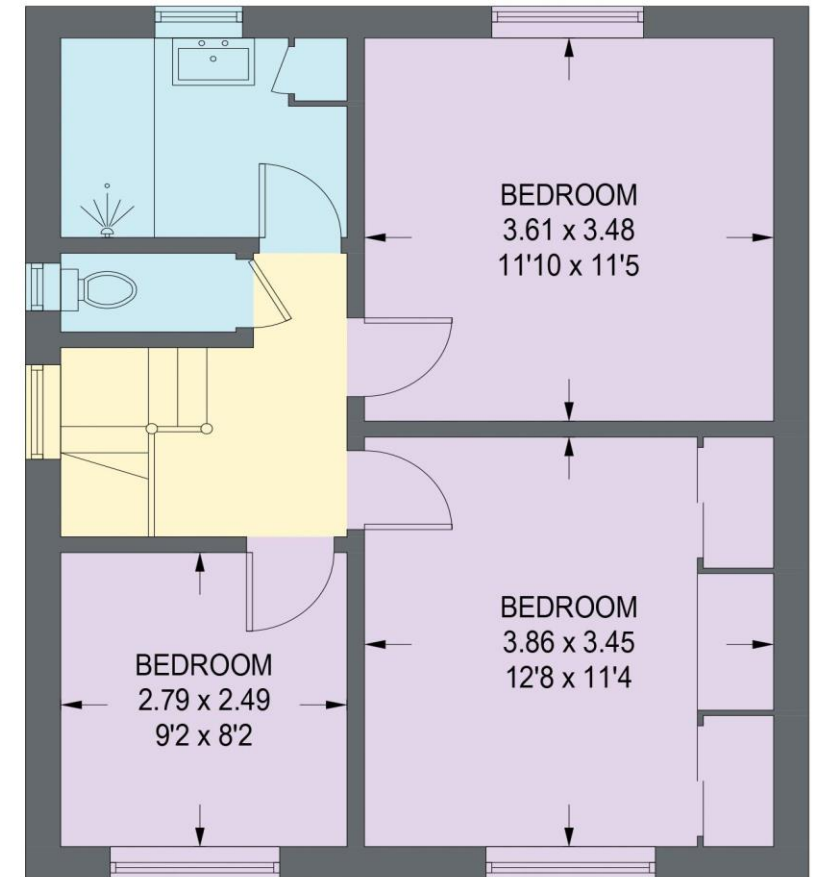


4 BARNFIELD CLOSE

APPROXIMATE GROSS INTERNAL AREA = 111.2 SQ M / 1197 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
64.2 SQ M / 691 SQ FT



FIRST FLOOR
47.0 SQ M / 506 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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