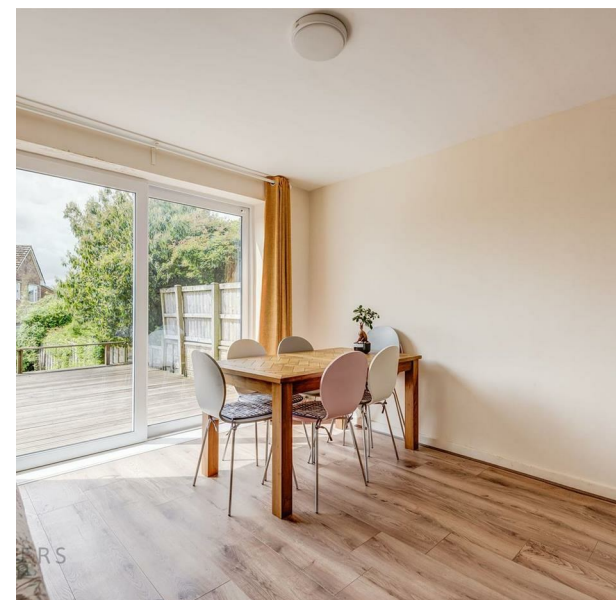


329 Crimicar Lane, Fulwood, Sheffield, S10 4EN  
£395,000

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**329 Crimicar Lane, Fulwood, Sheffield, S10 4EN**

**£395,000**

**Council Tax Band: D**

A bright and spacious three bedroom, two bathroom semi-detached home which is located on this popular road in Lodge Moor and on the cusp of open countryside! Perfect for families, the property recently underwent a scheme of modernisation in 2020 and is situated close to a wealth of local shops and amenities, is well served by regular transport links giving easy access to the universities, hospitals and the city centre, and is within the catchment area of Hallam and Tapton schools. Offering space in abundance, the property enjoys a private garden to the rear and there is huge potential in extending the property to the side and into the loft space, subject to the usual planning/building regs approval. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with cloaks cupboard, bay fronted lounge, dining room with patio doors to the garden, kitchen, spacious garage and garden room. To the first floor there is a landing area with access to the roof space, three spacious bedrooms (the master with en-suite) and a shower room. Outside, there is a double driveway to the front and to the rear there is a sizeable private garden area with decking and lawn. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended! Freehold tenure, council tax band D.

### **Entrance Hallway**

Access to the property is gained through a front facing upvc entrance door which leads into the hallway. Having a staircase rising to the first floor accommodation, there is also a side facing internal window, a radiator and laminate flooring. Doors lead to the lounge and kitchen.

### **Bay Fronted Lounge**

A good sized lounge which has a front facing upvc double glazed bay window, a radiator and laminate flooring. The room opens to the dining room via wooden french doors.

### **Dining Room**

Another bright and spacious reception room which has rear facing upvc double glazed sliding patio doors leading to the decking area, laminate flooring and a radiator. There is ample space for a dining table and chairs, and a door leads to the kitchen.

### **Kitchen**

Having fitted wall and base units with a laminate work surface incorporating a stainless steel sink and drainer unit and induction hob with extractor above. There is an integrated electric oven and space for an American fridge freezer. With a rear facing upvc double glazed bay window, radiator and laminate flooring. There is also a useful storage/pantry cupboard and a door leads to the garage.

### **Garage**

A larger than average garage which has wooden bi-folding doors to the front, ample space for a car/motorbikes, power and lighting and ample space for storage. A door leads to the garden room.

### **Garden Room**

A useful and versatile addition to the property, having upvc double glazed windows and a door leading to the outside.

### **First Floor Landing Area**

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and side facing upvc double glazed window. Doors lead to rooms on this level and a loft hatch with drop down ladder gains access to the roof space.

### **Loft Space**

A sizeable loft space which is boarded and has two rear facing velux windows, creating a room which is ripe for conversion into a bedroom subject to building regulations approval.

### **Master Bedroom**

A bright and spacious double sized bedroom which has a rear facing upvc double glazed window enjoying far reaching views, a radiator and a door leads to the en-suite shower room.

### **En-Suite Shower Room**

Another great addition, the en-suite has a shower enclosure, a pedestal wash basin and a low flush wc. With a radiator and a rear facing upvc double glazed window.

### **Bedroom Two**

The second bedroom is a spacious double sized room which has a front facing upvc double glazed bay window and a radiator.

### **Bedroom Three**

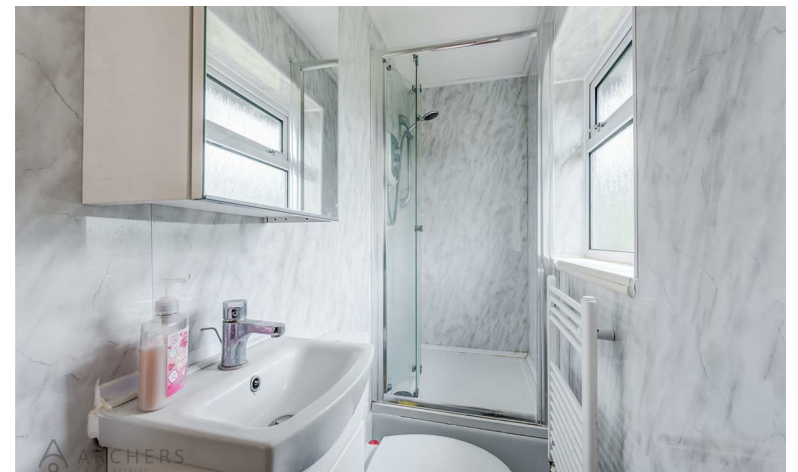
A single sized room which could also be used as an office if desired, having a front facing upvc double glazed window and a radiator.

### **Shower Room**

Having a suite comprising of a shower enclosure, a pedestal wash basin and a low flush wc. With a radiator and side facing upvc double glazed window.

### **Outside**

To the front of the property there is a driveway providing off road parking for two cars and a garden area. To the rear there is a spacious garden with a decking area and steps descend to a lawn which has surrounding hedges and fencing for additional privacy.





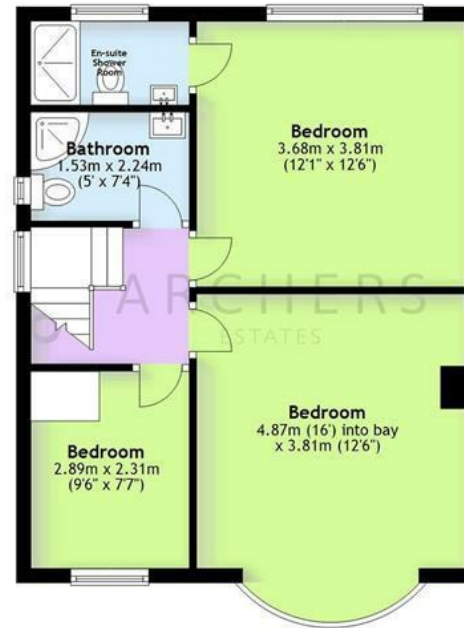
### Ground Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



Total area: approx. 119.2 sq. metres (1283.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	