







9 Brooklands Crescent

Fulwood • Sheffield • S10 4GE

Asking Price £575,000

An extended four-bedroom semi-detached family home, ideally positioned in the heart of the highly sought-after Fulwood area, close to Forge Dam and village amenities. Offering light and airy, flexible accommodation arranged over three floors, the property also benefits from an extensive rear garden, driveway, garage and the added advantage of no onward chain. The property opens into a welcoming entrance hallway, providing useful understairs storage and a ground-floor WC. The front living room features a bay window and offers a cosy, homely feel, with a period fireplace incorporating decorative tiles and a coal-effect gas fire. Shelving within the alcoves adds character and practicality, while the neutral décor creates a comfortable space to relax. To the rear, the property has been extended to create a superb open-plan kitchen, dining and family living space, offering excellent flexibility for modern family life. The dining area flows through to a generous family space, with two rooflight windows, large side and rear windows and patio doors opening directly onto the garden. Built-in storage adds further practicality, while the abundance of natural light enhances the spacious feel. The kitchen is fitted with a range of wall and base units, wood-effect worktops and space and plumbing for appliances. To the first floor are three bedrooms and the family bathroom. The front-facing double bedroom is cheerfully presented and benefits from full-length wardrobes and a dressing table. The rear-facing double bedroom enjoys a pleasant outlook over the garden and is finished with neutral walls and carpeting. The third bedroom is currently fitted with a shower cubicle and wash hand basin, offering useful flexibility for those seeking additional washing facilities, or the potential to create a more traditional bedroom by removing the fittings. The family bathroom comprises a modern white three-piece suite, including a bath with shower over, wash hand basin and WC. Stairs rise to the second floor, where a superb dual-aspect bedroom provides a wonderful additional bedroom space. With two front-facing and two rear-facing windows, the room is filled with natural light and enjoys a bright, airy feel. Neutral décor, a wash hand basin and generous eaves storage complete this versatile space. Externally, a driveway provides off-street parking and leads to the garage. The extensive rear garden is a particular highlight, featuring a paved patio ideal for outdoor dining and entertaining, leading to a substantial raised lawn bordered by established trees and hedging. Enjoying a leafy outlook beyond, the garden provides an excellent space for families, relaxation and outdoor enjoyment. Brooklands Crescent is ideally situated in the heart of Fulwood, one of Sheffield's most desirable residential areas. The nearby village offers a range of local amenities, cafés and shops, while Forge Dam and the surrounding countryside provide excellent opportunities for walking and outdoor recreation. The area is popular with families and benefits from access to well-regarded local schools, with convenient transport links into Sheffield city centre.





- Extended Semi-Detached Family Home
- Located in Heart of Fulwood, S10
- Superb Open Plan Family Dining Kitchen
- Light & Airy Interior
- Versatile Accommodation Over 3 Levels
- Short Walk from Forge Dam
- Stunning Established Rear Garden
- Driveway & Detached Garage
- Freehold & No Onward Chain
- Council Tax Band D, EPC Rating C



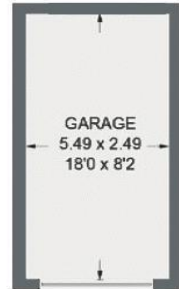


9 BROOKLANDS CRESCENT

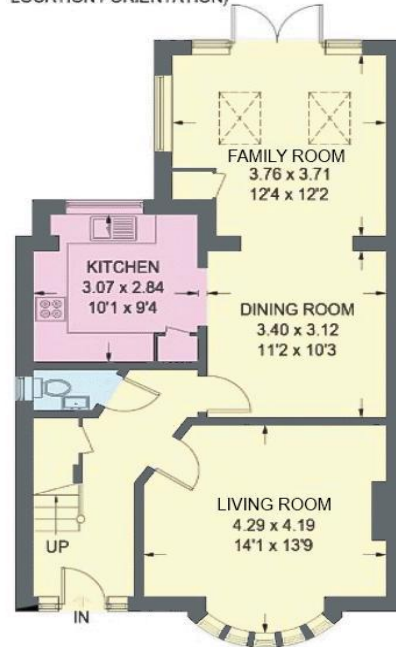
APPROXIMATE GROSS INTERNAL AREA = 135 SQ M / 1453 SQ FT

GARAGE = 13.8 SQ M / 149 SQ FT

TOTAL = 148.8 SQ M / 1602 SQ FT



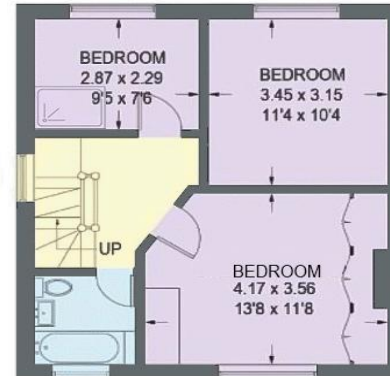
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GROUND FLOOR
61.8 SQ M / 665 SQ FT



SECOND FLOOR
29.6 SQ M / 319 SQ FT



FIRST FLOOR
43.6 SQ M / 469 SQ FT

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



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