Saxton Mee







Cairns Road Crosspool Sheffield S10 5NA
Price Guide £600,000

St Luke's
Sheffield's Hospice

Cairns Road

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GUIDE PRICE £600,000-£625,000 ** FREEHOLD ** PRIVATE ROAD AND POSITION ** CLOSE TO SUPERB AMENITIES ** An exciting opportunity to acquire this stunning three-bedroom detached bungalow, occupying a highly desirable and private position within the sought-after residential area of Crosspool, S10.

Beautifully presented throughout, the property has been thoughtfully updated by the current owners over the past five years, creating a stylish and contemporary home finished to an excellent standard.

The accommodation includes three well-proportioned bedrooms, each benefiting from fitted wardrobes or storage cupboards, together with a superbly appointed family bathroom. Finished with contemporary tiling, the bathroom features a striking freestanding bath alongside a separate walk-in shower enclosure.

A particular highlight is the south-facing lounge, a wonderfully light and inviting reception room featuring two sets of French doors opening directly onto the garden, complemented by a multi-fuel stove which provides an attractive focal point.

At the heart of the home is the impressive open-plan kitchen and dining area, where Crittall-style glazed doors allow natural light to flow through into the entrance hall. The kitchen is fitted with an extensive range of Shaker-style cabinetry, complemented by Quartz work surfaces and a comprehensive selection of integrated NEFF appliances. These include an electric oven, microwave, induction hob with downdraft extractor, dishwasher, fridge, freezer and drinks chiller, together with a Quooker boiling-water tap.

Completing the internal accommodation is a separate utility room and a convenient WC/cloakroom.

Combining an enviable location with beautifully presented interiors, high-quality fixtures and thoughtfully designed single-level accommodation, this exceptional bungalow represents a rare opportunity in one of Sheffield's most popular residential areas.

- STUNNING DETACHED BUNGALOW
- THREE BEDROOMS WITH WARDROBES
- WELL APPOINTED BATHROOM
- PRIVATE ROAD AND POSITION
- SOUTH FACING GARDENS
- OAK GAZEBO WITH HEATING
- RENOVATED WITHIN LAST 5 YEARS
- IMPRESSIVE KITCHEN DINER
- CLOSE TO EXCELLENT AMENITIES










OUTSIDE
The property is well set back from Cairns Road by way of a private road which the neighbouring property has a right of access over. There are several spaces for off road parking and access to a large single garage. The gardens to the front, side and rear are all relatively low maintenance comprising of lawn areas, planted beds, and paved patio areas. The south facing garden also benefits from an impressive oak gazebo which includes electric heating.

LOCATION
A popular location found towards the South West of Sheffield City Centre which is easily accessible via regular bus routes. Crosspool has a comprehensive range of shopping facilities which include a Spar supermarket, butchers, greengrocers, newsagents, and some fantastic restaurants. There are excellent local schools on its doorstep which includes Lydgate Infants, Lydgate Junior and Tapton Secondary schools. It's also ideally positioned for people needing access to the various City Hospitals and numerous University campuses. The beautiful open spaces of the Peak District are just a short drive away making this part of the world an exciting place to be for people who embrace the outdoor life.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band D.

VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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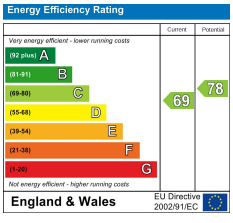


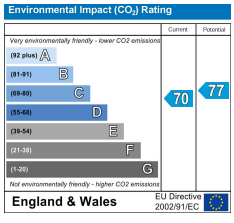
Total area: approx. 124.4 sq. metres (1339.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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