







24 Slayleigh Lane

Fulwood • Sheffield • S10 3RH

Guide Price £850,000 - £875,000

Occupying a generous position on this highly regarded, tree-lined residential road, this impressive extended detached family home offers spacious and flexible accommodation arranged over two floors. With five bedrooms, two modern shower rooms, generous driveway parking, a tandem garage and a stunning mature landscaped rear garden, the property provides an exceptional environment for modern family life, with further potential to extend or develop, subject to the necessary permissions. The entrance is through a welcoming front porch, leading into the sitting/dining room, a flexible reception space with a front-facing window. The principal living room is particularly spacious and enjoys a lovely dual aspect, with full-length views across the rear garden. A feature fireplace provides an elegant focal point to this light and airy room. To the rear is the impressive dining kitchen, which forms the natural heart of the home. The modern fitted kitchen has complementary work surfaces, integrated appliances, space for a breakfast table and informal seating at the breakfast bar. Sliding patio doors provide a seamless connection to the garden, while a further sitting area offers a wonderful space to relax and enjoy the outlook. The dining kitchen also provides internal access to the tandem garage, useful pantry and utility space, together with a ground-floor WC. The first floor provides five well-presented bedrooms and two modern shower rooms. All bedrooms benefit from built-in storage, while the principal bedroom has generous wardrobe provision, a dressing table and a large front-facing window. Both shower rooms are modern and well appointed, and there is also access to the loft space. Externally, a generous driveway provides parking for multiple vehicles, with established hedging creating privacy and a distinguished approach to the property. The rear garden is a particular highlight, being beautifully landscaped and exceptionally mature. Featuring rockery, dry-stone walling, colourful established planting, mature trees and shrubs, it creates a wonderfully private and secluded setting. A stone terrace and raised decked patio provide elegant areas for outdoor dining, entertaining or simply relaxing and enjoying the garden. Slayleigh Lane is situated within the highly regarded residential suburb of Fulwood, a sought-after area particularly popular with families. The property is well placed for local amenities, highly regarded schools, recreational facilities and excellent access to the surrounding countryside and Peak District. There are good transport links to Sheffield city centre and the wider area, with local bus services and Dore & Totley railway station providing further connectivity. The combination of a peaceful, leafy residential setting, attractive surroundings and convenient access to the city makes Fulwood an exceptional choice for family living.





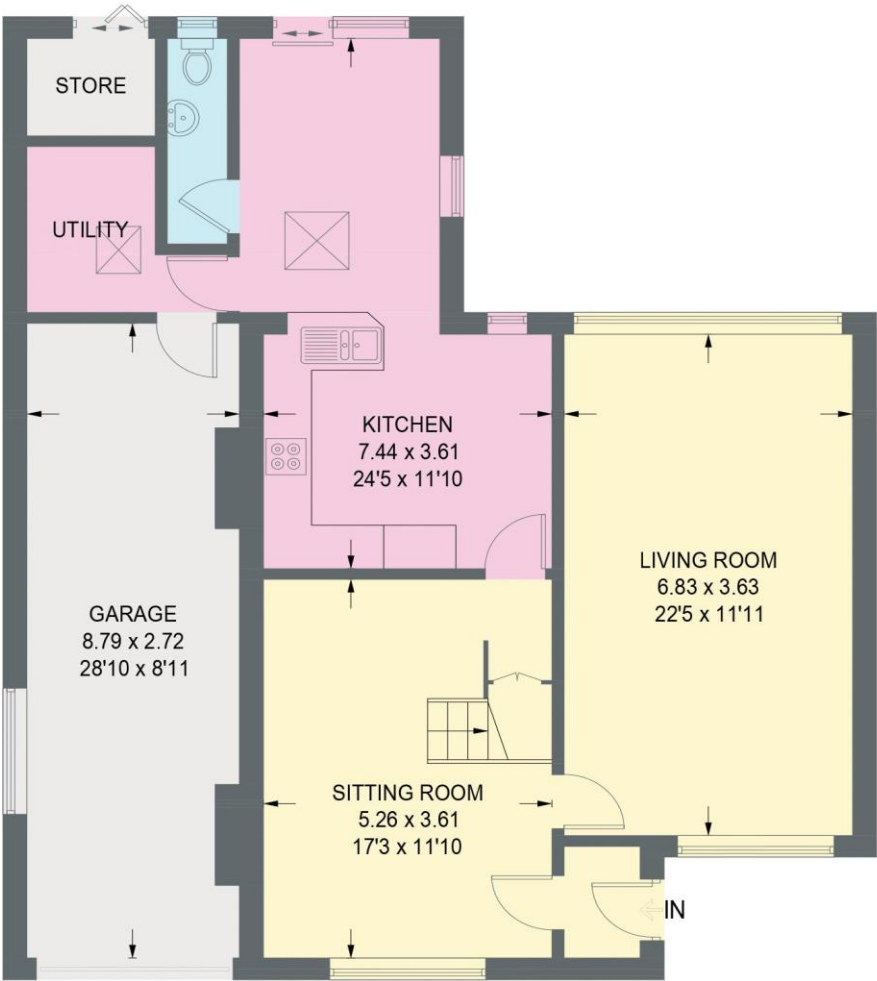
- Extended Detached Family Home
- 5 Bedrooms & 2 Shower Rooms
- Treelined Road in Fulwood, S10
- Light & Airy Open Plan Dining Kitchen
- Spacious Flexible Family Accommodation
- Scope to Extend / Develop
- Private, Mature Landscaped Rear Garden
- Generous Driveway & Garage
- Freehold & No Chain
- Council Tax Band G, EPC Rating TBC





24 SLAYLEIGH LANE

APPROXIMATE GROSS INTERNAL AREA = 181.0 SQ M / 1948 SQ FT
(INCLUDING GARAGE & EXCLUDING STORE)



GROUND FLOOR
103.3 SQ M / 1112 SQ FT



FIRST FLOOR
77.7 SQ M / 836 SQ FT

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

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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