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HOW TO EAT
BREAD







5 High Storrs Crescent

Sheffield • South Yorkshire • S11 7JX

Guide Price £450,000 - £475,000

Beautifully refurbished and extended, this impressive three-bedroom semi-detached family home combines charming period features with a stylish, light-filled contemporary interior. Situated in a popular residential location, close to the green open spaces of Bingham Park and within easy reach of highly regarded local schools, the property offers generous and versatile accommodation, off-street parking and a beautiful enclosed rear garden. There is also exciting potential to further extend into the loft space, subject to the necessary consents. The property opens into a welcoming entrance hallway, presented in contemporary grey tones with attractive wood-effect laminate flooring which continues through to the fabulous open-plan living accommodation. To the front, a generous dual-aspect living room enjoys an abundance of natural light, with a charming log-burning stove set upon a stone hearth and contrasting feature décor, creating a wonderfully cosy and inviting space. This flows seamlessly through to the impressive extended dining kitchen, a fantastic family and entertaining space flooded with natural light from two Velux roof windows, additional windows and French doors opening directly onto the rear decked terrace. There is ample room for a family dining table, alongside a beautifully appointed shaker-style kitchen featuring marble-effect worktops, contrasting brick-shaped tiled splashbacks, a double oven, gas hob and extractor, with space for a freestanding fridge freezer and dishwasher. A breakfast bar provides the perfect spot for informal dining. To the first floor, the principal bedroom is positioned to the rear and enjoys attractive views across the city. It is a generous double room, finished in contemporary grey tones with fitted carpeting and built-in wardrobes. There are two further bedrooms to the front, comprising a second double bedroom and a single bedroom, both offering built-in wardrobe storage and presented in modern neutral tones with carpeting. The accommodation is completed by a stylish modern bathroom, fitted with a contemporary white three-piece suite, including a separate corner shower enclosure with rainfall shower, complemented by partially tiled walls. Accessed from the first-floor landing, the loft space offers excellent potential for further development, subject to the necessary planning and building regulations consents, with the possibility of creating an additional bedroom and en-suite facilities. Externally, the property benefits from a driveway providing valuable off-street parking to the front. To the rear is a particularly attractive, fully enclosed and private garden, thoughtfully arranged over two levels. A raised decked terrace provides a wonderful seating and entertaining area, taking full advantage of the views, with steps leading down to a lawn bordered by established hedging. To the far end, a stone-paved patio and garden shed complete this delightful outdoor space, offering a peaceful and secluded setting in which to High Storrs Crescent is ideally positioned in the highly sought-after S11 area of Sheffield, making it an excellent choice for families and professionals alike. The property is conveniently located close to the beautiful green spaces of Bingham Park, offering wonderful opportunities for walking, recreation and outdoor activities. The area is particularly popular with families, thanks to its excellent selection of well-regarded local schools, while a range of shops, cafés and everyday amenities can be found nearby. With convenient access to the city centre, surrounding suburbs and transport links, this is a superb location combining a welcoming residential feel with the convenience of city living.









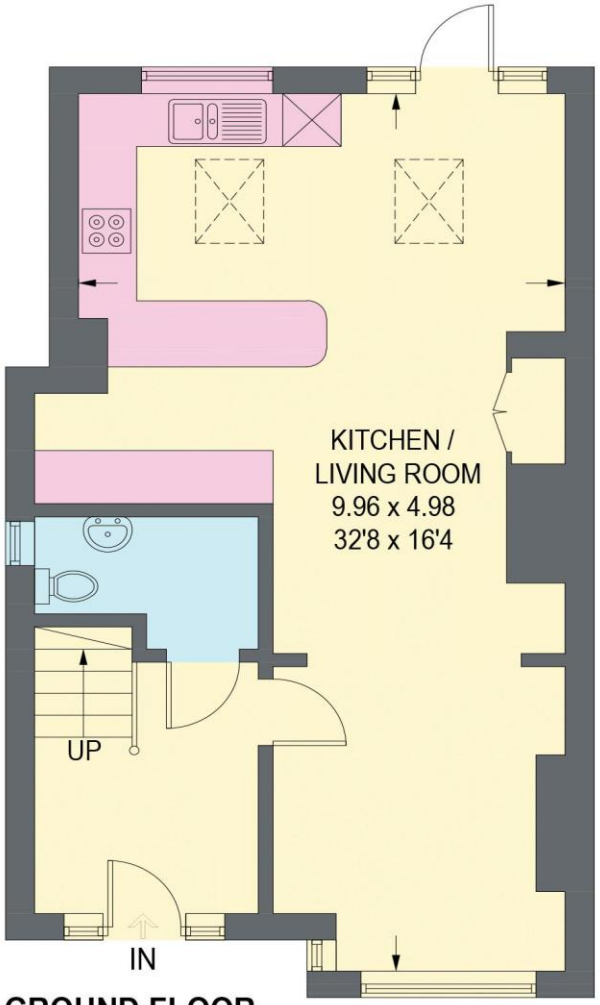
- Extended Semi Detached Family Home
- Beautifully Refurbished by Current Owner
- 3 Bedrooms & Family Bathroom
- Spacious Open Plan Ground Floor
- Light & Airy Modern Interior
- Landscaped Enclosed Rear Garden
- Potential to Extend / Develop Loft Space
- Popular Location Beside Bingham Park
- Lease 999 years from 25/3/1936
- Council Tax Band C, EPC Rating D



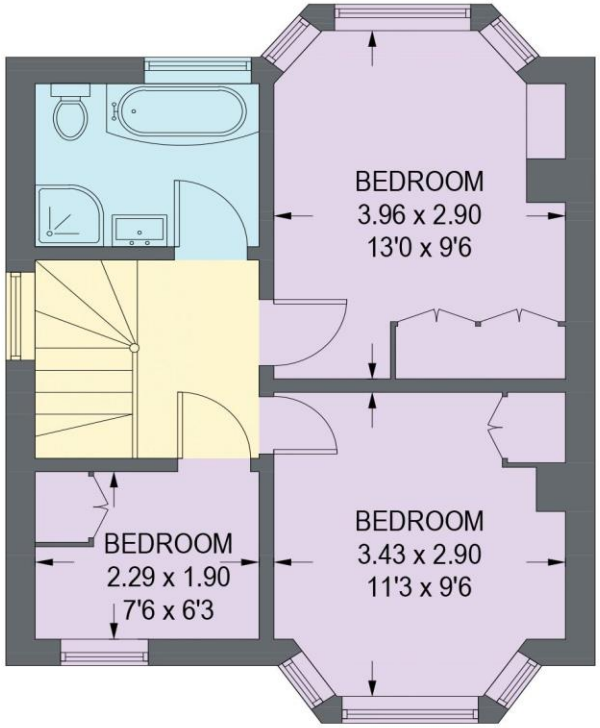


5 HIGH STORRS CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 87.8 SQ M / 945 SQ FT



GROUND FLOOR
50.9 SQ M / 548 SQ FT



FIRST FLOOR
36.9 SQ M / 397 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1347061)

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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