





## 11 Castlewood Drive

Fulwood • Sheffield • S10 4FH

Guide Price £325,000 - £350,000

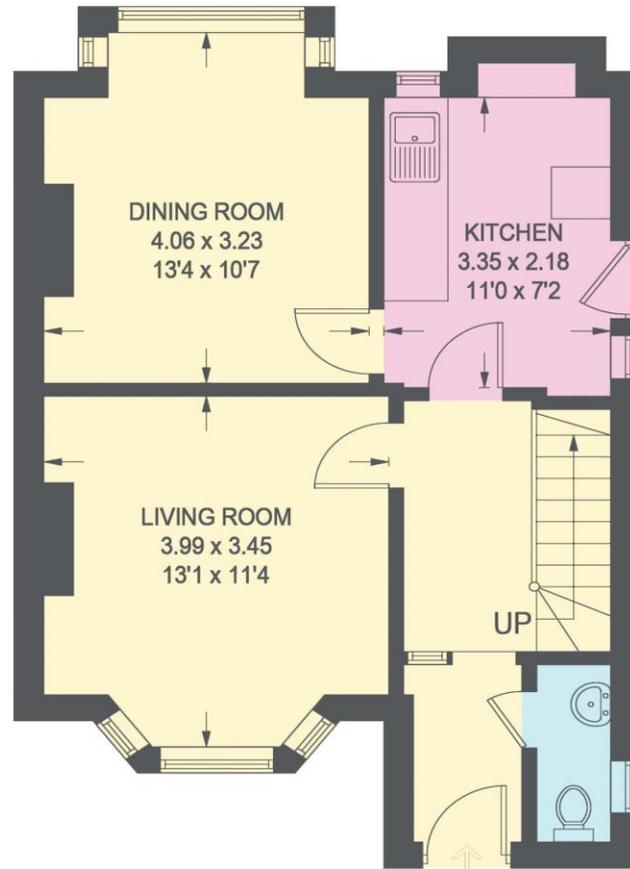
Offering fabulous potential in one of Sheffield's most sought after residential locations is a 3 bedroom semi-detached property. Tucked away on a quiet cul de sac just off Crimicar Lane in Fulwood. In need of general updating with the potential to develop and extend creating a fabulous family home which benefits from a driveway, garage and private rear garden. The property opens through an inner hallway with ground floor WC leading to 2 generously proportioned, flexible reception rooms complemented by private, leafy garden outlook. The kitchen requires modernisation fitted with a range of matching units, space for appliances and alternative side door access to the driveway. The first floor comprises 2 good sized double bedrooms and a smaller third bedroom ideal for a child. The bathroom is fitted with a bath, handwash basin and separate WC. Externally a front lawn lies beside a block paved driveway providing off street parking for multiple vehicles leading to a detached garage. The rear garden is established, filled with mature, colourful planting, with a leafy backdrop, creating a private, outdoor space to relax and enjoy. Castlewood Road is ideally placed for access to a range of local amenities including the shops, bars and cafes in Fulwood Village, catchment for superb primary and secondary schools, excellent transport links into the city centre, universities and hospitals and is within easy reach of the Peak District.



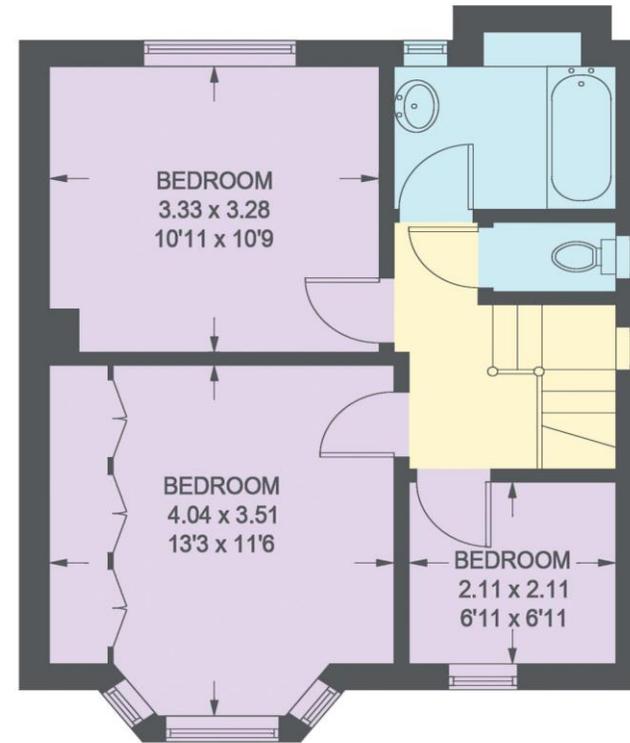
- Semi Detached House on Quiet Cul de Sac
- Sought after Location In Fulwood, S10
- 3 Light & Airy Bedrooms
- Offering Fabulous Potential
- 2 Flexible Reception Rooms
- Excellent Schools within Catchment
- Attractive Rear Garden & Backdrop
- Driveway & Detached Garage
- Freehold & No Chain
- Council Tax Band C, EPC Rating D

# 11 CASTLEWOOD DRIVE

APPROXIMATE GROSS INTERNAL AREA = 86.6 SQ M / 932 SQ FT



**GROUND FLOOR**  
45.9 SQ M / 494 SQ FT



**FIRST FLOOR**  
40.7 SQ M / 438 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.