



# 3, Croft Close

Sheffield, S11 9QP

## Description

A much extended, five bedroom detached property that is situated on a southerly facing plot, on this small development of four homes. Residents of the Close have also installed brand new electric gates to provide an added security measure and an even more exclusive feel. This gorgeous home has a very respectable 3138 square feet of accommodation that is laid out over two floors and boasts modern fixtures and fittings in all the right places. From the moment you enter this house you will feel impressed, the wide and welcoming reception hall has a feature, 'floating' glazed staircase that extends to the first floor landing and opens onto the main sitting room and two other reception rooms that provide ample room for home offices or children's snugs. The kitchen is state of the art and features a separate dining area alongside a spacious lounge area with bifolds onto the deck, perfect for summer BBQ's and entertaining. The large, main reception room also has a glazed corner which incorporates further bi-folding doors and a lovely outlook over the garden. On the first floor the principal bedroom will blow you away, having excellent proportions, a large and luxurious ensuite and its own, walk in, wardrobe for all your designer gear. The other four bedrooms are all doubles and the family bathroom continues the feeling of luxury that is found throughout this property. To top it all off there is a block paved driveway, a double garage, which has an electric door, and a smart, landscaped south facing garden with areas of lawn and a terrace which has a hot tub (perhaps available via a separate negotiation). The location is also first class, the Close is situated just off the ever popular Croft Lane, in the very desirable, leafy neighbourhood of Whirlow. This popular suburb is situated on the edge of Ecclesall Woods and the pretty Limb Valley and a short walk up the hill brings you to Whirlow Farm that acts as the gateway to the stunning surrounding countryside and welcomes weary legs with a fine restaurant to revive you. The schooling is regarded as outstanding in recent Ofsted reports making it a firm favourite with the family market. This really is an amazing house that has everything going for it.

## ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'. ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.



- Five double bedrooms including a palatial principal bedroom with a walk in wardrobe.
- Substantial sitting room with bifolding doors that overlook and access the rear garden.
- Two luxurious bathrooms (one ensuite) and a ground floor W.C all having modern suites framed by elegant tiling.
- Block paved off road parking, a double garage and newly installed electric gates to the entrance of the close giving even more exclusivity.
- Two further reception rooms that provide space for home offices, a snug and hobby rooms.
- South facing, landscaped plot with a deck, areas of lawn and fixed outdoor seating.
- Spacious and open plan kitchen with a large lounge area having bifold doors onto the deck, a large lantern light and a separate dining area, perfect for entertaining and everyday life.
- Wide and welcoming reception hall which gives a superb first impression to the property and sets the tone for the rest of the house.
- Freehold and Council Tax Band G. ELR Premium sale - Buyers fees of £595 including VAT will apply.



Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search\*

Water and Drainage Search\*

Coal and Mining Search\*

Environmental Search\*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

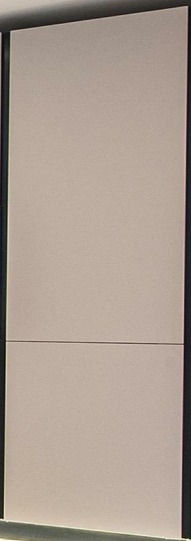
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

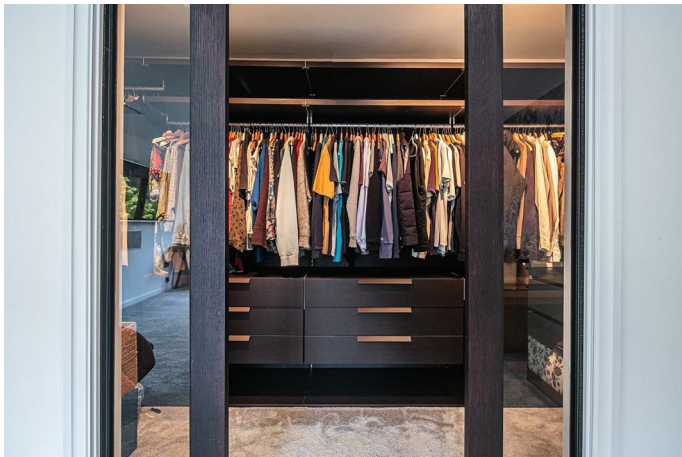
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

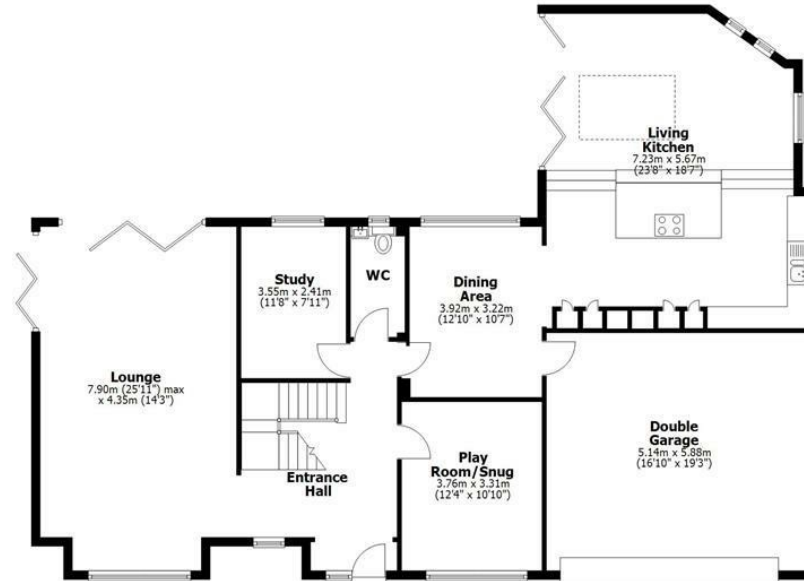
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



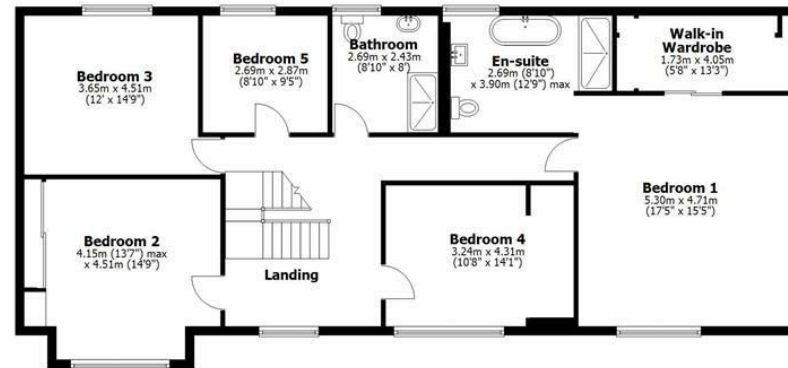




**Ground Floor**  
Approx. 163.5 sq. metres (1759.5 sq. feet)



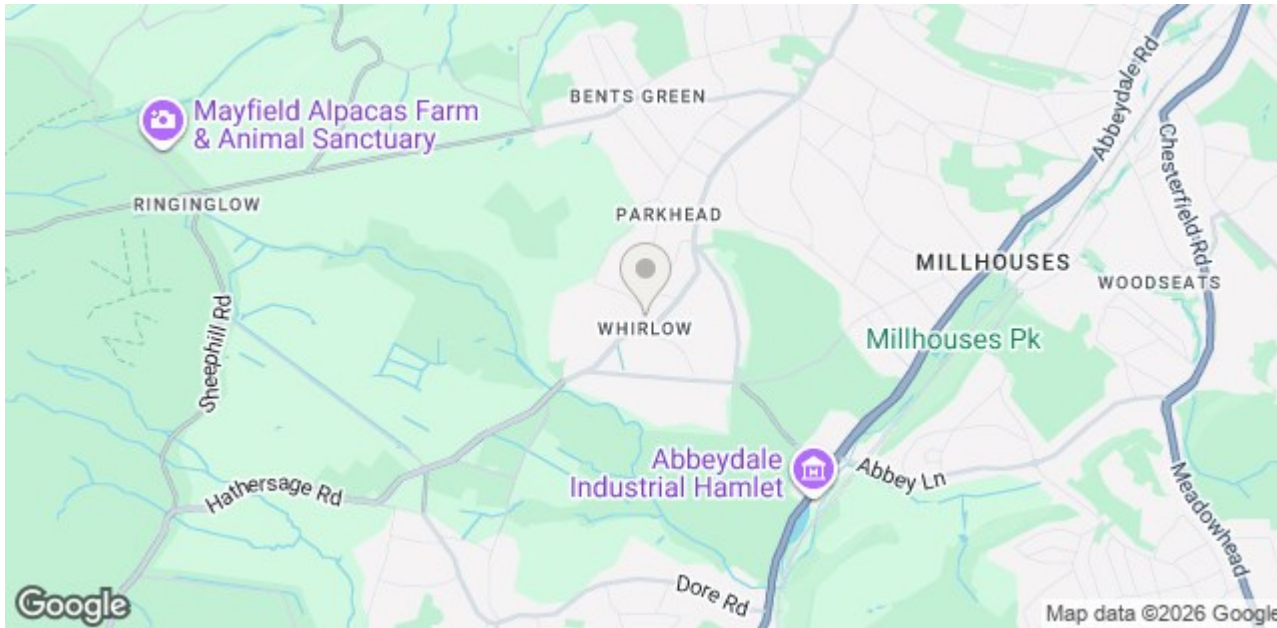
**First Floor**  
Approx. 128.1 sq. metres (1379.1 sq. feet)



Total area: approx. 291.6 sq. metres (3138.6 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp  
**3 Croft Close**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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 & RIDDLE**  
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