



34, Crescent Road, Sheffield, S7 1HN

34, Crescent Road

Sheffield, S7 1HN

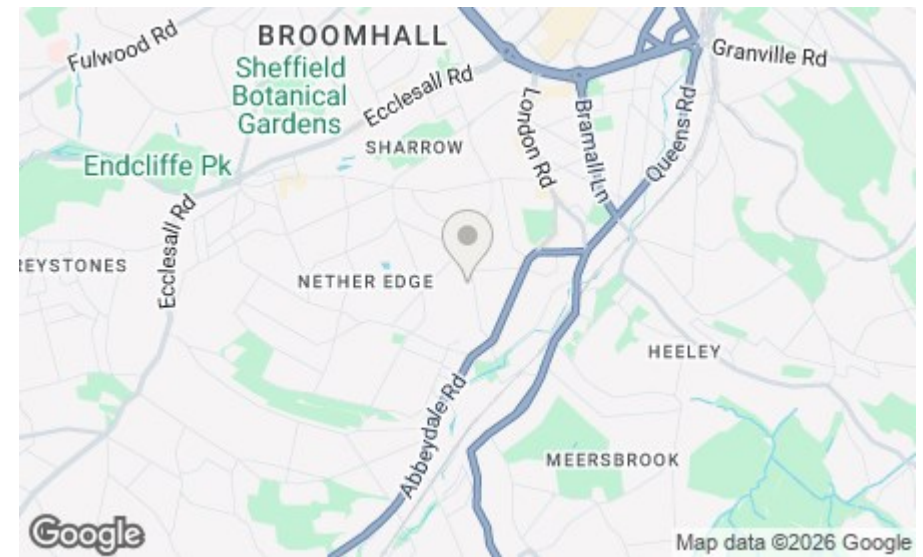
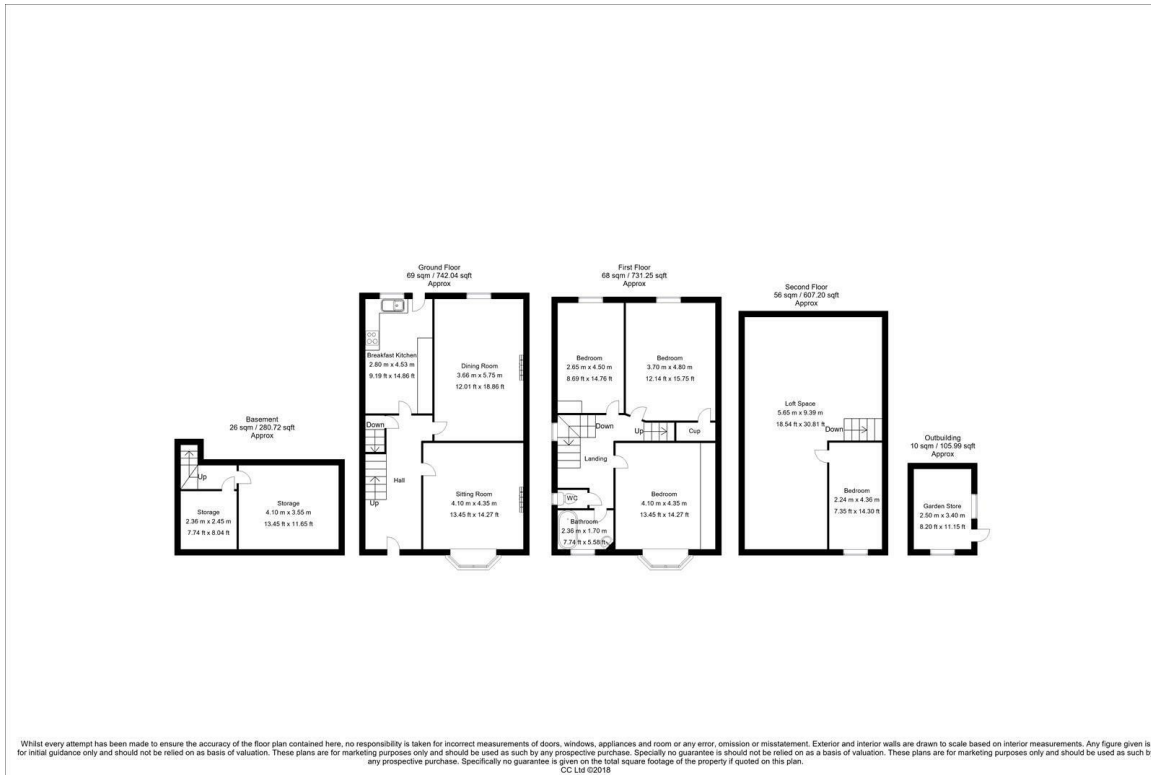
Description

'Temple Villa' is a stone built, Victorian detached family home that has retained much of its original charm and character. Think loft ceilings, generous room sizes and attractive features such as Lincrusta panels and deep skirting boards. The property has accommodation over three floors and offers over 2080 square feet of living space which could be furthered by extending into the large, unfinished loft space (planning permission already granted 23/03810/FUL) and perhaps converting the spacious cellars (subject to regs). The aesthetics of the house are lovely, with ornate barge boards framing the steep gabled, slate tiled roof and supporting a large central finial post. There are double bays to the façade and coarse stonework typical of the Victorian era. The property is situated at the centre of a gently sloping plot that includes gardens to both the front and rear, with a driveway at the side leading up to the attached carport. Although requiring a general scheme of modernisation, with a little care and attention, this property could be transformed into something quite special. Nether Edge Village is a great location, widely perceived to be one of the more trendy places to live in the South West suburbs and attracting buyers from far and wide. The centre of Nether Edge is found close by where there are excellent local amenities including a number of pubs, cafes and award winning restaurants and the nearby Abbeydale Road offers further facilities that support a thriving social scene. The close proximity of the main city hospitals and universities make the area a firm favourite with those having either a medical or academic background and the school catchment includes some of the best regarded schools in the city.

- Four bedrooms and potential for more in the unfinished attic space (subject to regs).
- Large sitting room with original Lincrusta panels under the deep coving and a sunny bay window.
- Versatile dining room with a period surround featuring an inset, bevelled glass mirror.
- Spacious breakfast kitchen with access to the rear garden.
- Working cellars comprising two rooms with potential for further development (subject to regs).
- Family bathroom and separate W.C.
- Welcoming reception hall with pretty stained glass in the entrance.
- Long driveway ascending to a carport with secure store beyond.
- Pretty gardens to both the front and rear with a substantial wash house/store and flagged terrace.
- Partial double glazing and gas central heating combine to produce an EPC rating of D58. Planning permission granted for dormers to the rear and a window in the basement - 23/03810/FUL.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.