







## 74 Carsick Hill Crescent

Sheffield • South Yorkshire • S10 3LT

Guide Price £985,000 - £1,050,000

Positioned on an elevated plot within one of Sheffield's most exclusive and highly regarded suburbs, this outstanding four double-bedroom detached family home offers contemporary living, generous proportions, and privacy. The property is beautifully light throughout and benefits from aluminium-clad windows, expansive bi-folding doors, gas-fired central heating, integral garages, landscaped gardens to both front and rear, and architectural drawings in place for a first-floor extension, offering significant scope to further enhance size and value. Steps lead to a raised entrance opening into an impressive reception hall with cloakroom storage and a stylish WC. Directly ahead, overlooking the garden, is an elegant dining space featuring full-width bi-folding doors opening onto a private terrace, perfect for entertaining. A subtle step-up leads to the contemporary kitchen, fitted with shaker-style cabinetry, premium complementary worktops, and a range of integrated appliances, including an induction hob with downdraft extraction. Adjoining the kitchen is a sophisticated living and family room, featuring two generous front-facing windows and a striking central fireplace, creating a warm yet elegant focal point. From here, stairs descend to an exceptional garden room, an outstandingly flexible space ideal as a home office, media room, or family snug. Bi-folding doors and a roof lantern flood the room with natural light and provide a seamless connection between indoor and outdoor living. This level also provides access to a utility room and to the side-by-side integral garages. One garage has been thoughtfully converted to creating additional utility and storage space, offering excellent potential for further development or reconfiguration, subject to requirements. The accommodation comprises four beautifully presented double bedrooms, all finished in a calm, modern palette with plush carpeting. Two bedrooms benefit from contemporary en-suite shower rooms, while the family bathroom is appointed with a sleek three-piece white suite, separate shower enclosure, and stylish tiling. Externally, the property enjoys strong kerb appeal with a private driveway and landscaped gardens wrapping around the home. To the rear, a generous terrace provides an ideal setting for entertaining and outdoor dining, leading down to a lower lawn. Mature trees and established planting create a peaceful, woodland-style setting that is both private and secluded. Carsick Hill Crescent lies within one of Sheffield's most sought-after residential areas, enjoying a peaceful, elevated setting on the city's western edge. The location offers excellent access to Crosspool, Ranmoor, and Fulwood amenities, reputable schools, hospitals, and the Peak District, combining everyday convenience with a highly desirable lifestyle.





- Outstanding Detached Family Home in S10
- 4 Double Bedrooms & 3 Bathrooms
- Measuring an Impressive 2703 sqft
- Stunning Garden Room & Bi Folding Doors
- Light & Airy Stylish Modern Interior

- Contemporary Kitchen & Cosy Lounge
- Architect Drawings for 1st Floor Extension
- Driveway & Garage
- Freehold
- Council Tax Band G, EPC Rating D



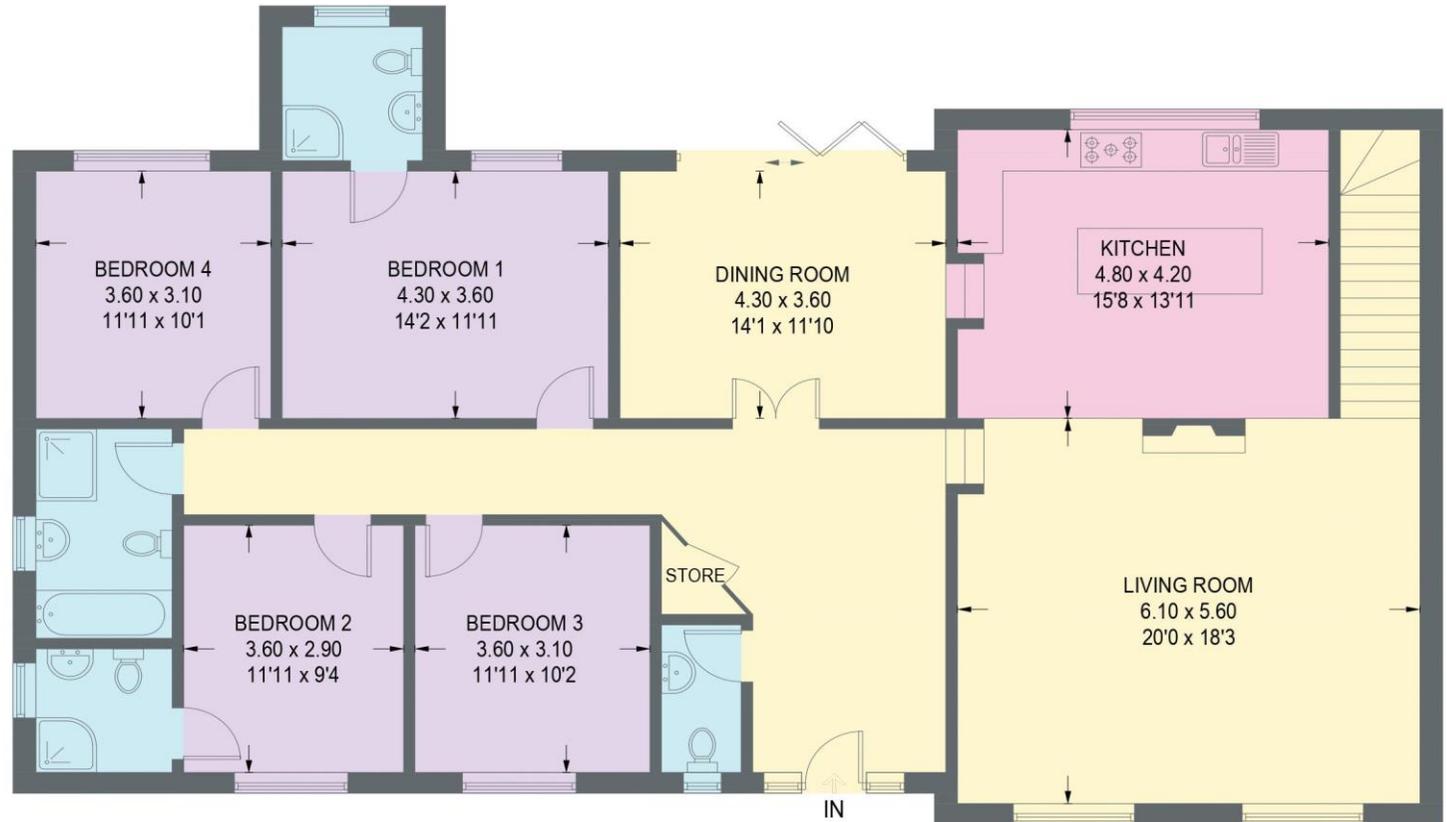


# 74 CARSICK HILL CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 251.2 SQ M / 2703 SQ FT  
(INCLUDING GARAGE)



**LOWER GROUND FLOOR**  
80.6 SQ M / 867 SQ FT



**GROUND FLOOR**  
170.6 SQ M / 1836 SQ FT

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



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