

20 Hardwick Crescent, Brincliffe, Sheffield, S11 8WB

Saxton Mee

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Brincliffe

Guide Price

£795,000

Guide Price £795,000 to £825,000

A stunning, comprehensively reconstructed four/five bedroom, three bathroom, stone-built, double-fronted Edwardian detached family home, featuring double bay windows and an unusually large rear garden. Occupying a superb position on this exclusive cul-de-sac, close to excellent amenities and first-class schools.

What makes this exceptional home particularly special is the scale of work undertaken by the current owners. The property has been comprehensively reconstructed internally to an exceptionally high standard, effectively creating a brand-new home within the original Edwardian shell. The works go far beyond a conventional renovation, including 150mm insulation to all external walls, completely new gas, electricity, plumbing and heating systems, new ceilings, walls, doors and windows, together with a superb new breakfast kitchen and luxury bathrooms. This is a rare combination of period architecture with modern construction standards, comfort and efficiency.

A covered entrance vestibule opens into an elegant reception hall with feature staircase and through sitting room with fireplace, multi-fuel stove, French windows and Juliet balcony overlooking the garden. The dining room has a bay window and original tall fireplace, opening into the superb breakfast kitchen with quality units, large central island, integrated appliances and French windows with Juliet balcony. Utility area and cloakroom.

A feature galleried landing leads to the principal bedroom with bay window and luxury en-suite shower room, two further double bedrooms and a large family bathroom. The lower ground floor offers flexibility with two further bedrooms, one currently used as a gym, plus a family room/home office or games room with French windows onto the garden.

Outside, wrought-iron gates lead to a landscaped gravelled frontage providing parking. To the rear is a large entertaining terrace and generous garden with established fruit trees and summer house.



- Stunning Four / Five Bedroom / Three Bathroom Detached Edwardian Family Home
- On An Unusually Large Plot With Lovely Large Rear Garden
- Sympathetically And Tastefully Reconstructed By Current Owners To A Very High Standard
- New Windows Throughout, New Kitchen, New Bathroom, New Doors, Re-plumbed, Re-Wired, Re-Plastered
- Very Popular Quiet Cul-De-Sac In A Sought After Location
- Excellent Catchment Area For Schools and Close to convenient Amenities Of Ecclesall And Sharrow Vale Road
- The extent and quality of the works must be viewed to be fully appreciated.
- A truly exceptional period home combining Edwardian character and proportions with the specification and standards of a newly constructed home.

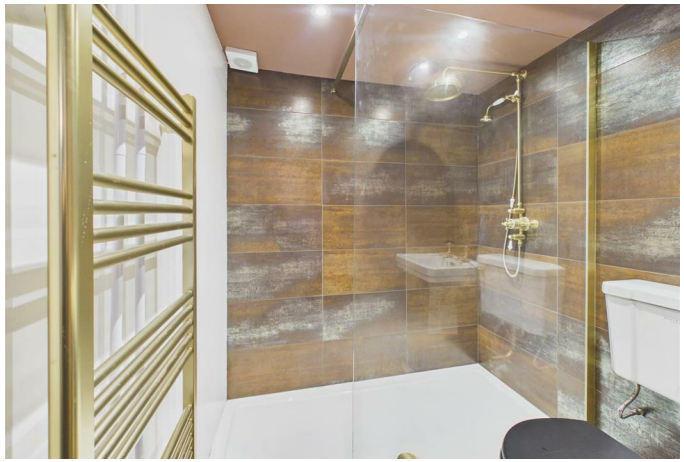










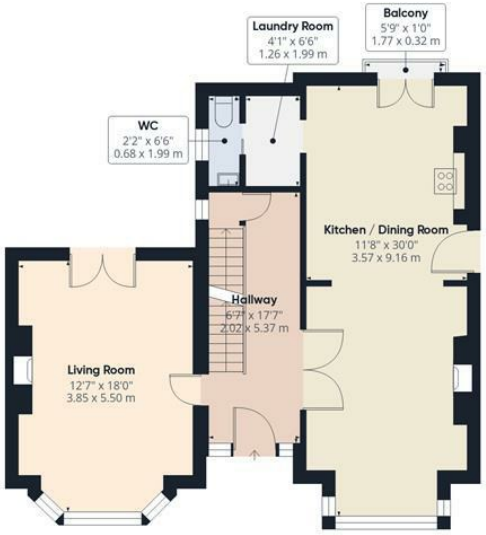




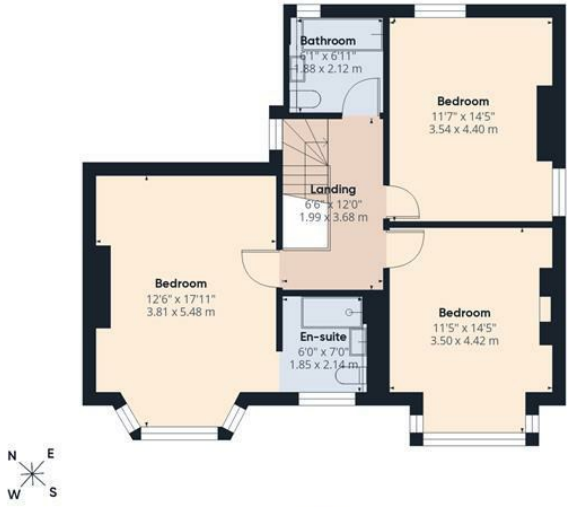




Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

1995 ft²

185.3 m²

Balconies and terraces

5 ft²

0.5 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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