

Crossgates, 26 Lawson Road Sheffield, S10 5BW

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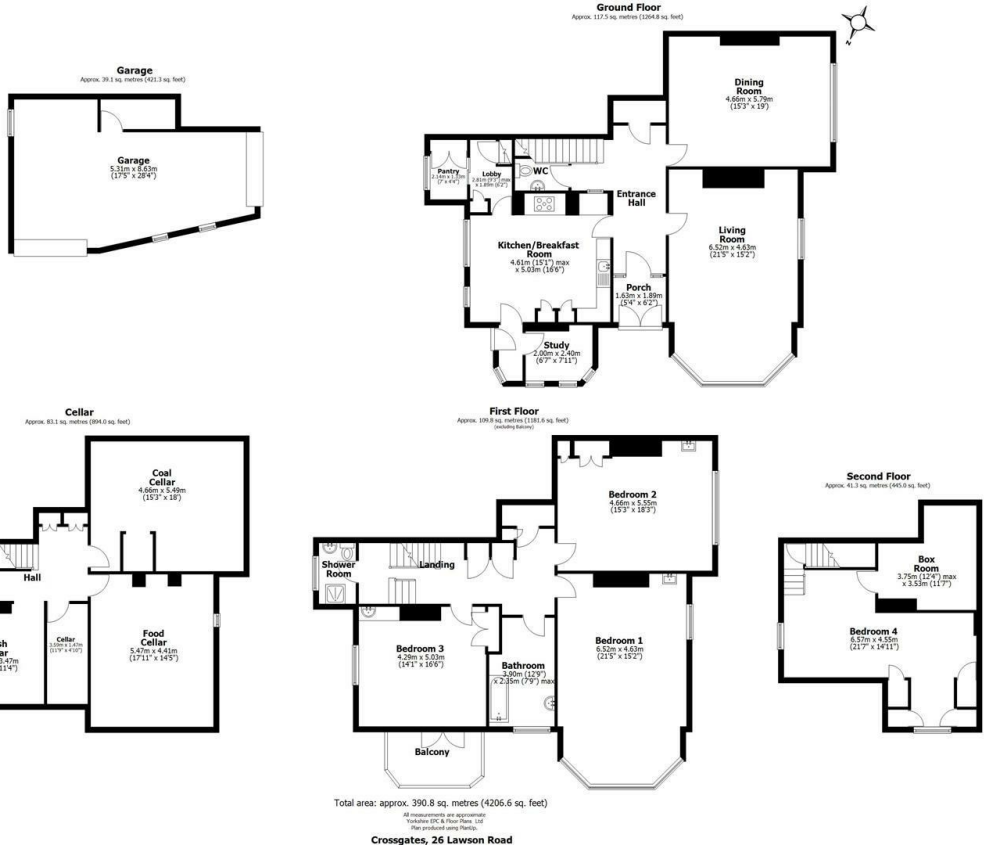
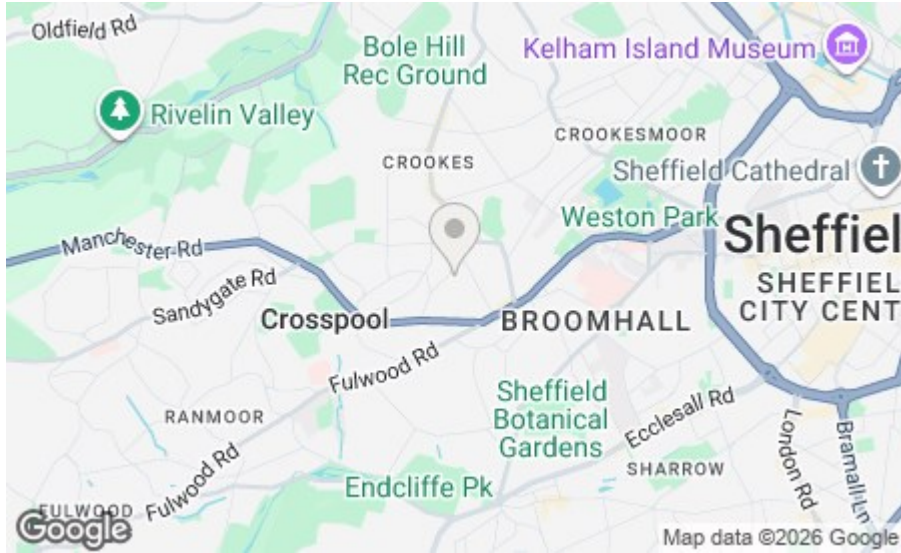
## Description

You will love this bright and welcoming home, with its elegant feel and original features including marble fireplaces and a lovely and mature, walled garden to complement the interior. The home's prime location between the city and the beautiful Peak District is also sure to impress. Situated within excellent school catchment areas, it enjoys a close proximity to the universities and main hospitals, frequent bus services to the city and many parks including Sheffield's renowned Botanical Gardens. As a sought-after conservation area with a lively feel, Broomhill is the perfect location for families who appreciate a cosmopolitan lifestyle with easy access to an eclectic variety of shops, bars and restaurants and a wealth of leisure, cultural and sporting activities. 'Crossgates' is an attractive Victorian villa offering a superb range of accommodation over 3 floors including traditionally generous rooms and plenty of space for entertaining and family life. The accommodation extends to over 3785 square feet, including the basement, and offers huge potential for further development. If you are looking for a gym, cinema, leisure suite of further bedrooms it is suggested that the basement, that has level access to the rear yard, offers the perfect space required (subject to regs). This attractive property is situated on an incredible plot of approximately half an acre that includes beautifully maintained and presented gardens to three sides. The potential for a building plot is abundantly clear however the gardens are currently the perfect backdrop to this super family home and are a stand out feature to this splendid home. The property has retained much of its original charm and character with period features such as the impressive, dressed stone gateposts, fireplaces in many of the rooms and ornate plasterwork to the lofty ceilings providing a feeling of grandeur and exclusivity.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Four double bedrooms including three really impressive first floor rooms, all with fireplaces and one having access to a balcony overlooking the gardens.
- Box room, adjacent to the fourth bedroom, on the second floor providing the space for a fifth bedroom or additional bathroom, subject to regs.
- Stunning living room with a dual aspect, feature fireplace and ornate ceiling.
- Large dining room providing the perfect setting for entertaining.
- Bespoke breakfast kitchen, by Brookmans, with granite topped island and a walk in pantry.
- Ground floor study, porch, entrance hall, two bath/shower rooms and a ground floor W.C.
- Expansive cellars offering huge potential for further development.
- Generous plot that includes a driveway leading to a detached garage, parking area and outstanding gardens to three sides (potential building plot subject to P and P).
- Freehold, Council Tax Band F and EPC rating E50.







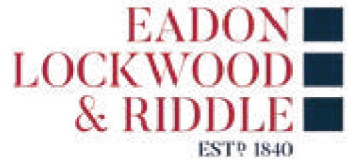
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