







13 The Fairway

Sheffield • South Yorkshire • S10 4LX

Guide Price £575,000 - £600,000

Occupying a quiet cul-de-sac position on The Fairway at Redmires, this attractive four double bedroom detached family home enjoys a peaceful setting close to the open green spaces surrounding Hallamshire Golf Club. Offering spacious and highly flexible accommodation throughout, the property is ideally suited to growing families and benefits from generously proportioned rooms, a driveway, garage, and enclosed rear garden. Whilst offering scope for a degree of cosmetic modernisation, the property has been well maintained over the years, including a complete re-roof in 2023. A front porch opens into a welcoming entrance hallway with cloakroom/WC. The heart of the home is the spacious open-plan living and dining room, a wonderfully versatile family space enjoying windows to the front, side, and rear elevations together with direct garden access. Decorated in warm neutral tones with cosy carpeting, the room centres around a remote-controlled gas fire with feature stone surround, creating an inviting atmosphere ideal for both everyday living and entertaining. The adjoining fitted kitchen incorporates a breakfast bar and informal seating area, fully tiled walls, and pleasant garden outlooks. Integrated appliances include an oven, grill, microwave, electric hob, fridge, and freezer. A side utility porch provides plumbing and space for both a washing machine and tumble dryer, additional storage, and further access to the garden. Also to the ground floor is a further front-facing reception room offering excellent flexibility, ideal for use as a home office, playroom, snug, or occasional guest bedroom. To the first floor are four double bedrooms, two of which are particularly generous in size. The principal bedroom benefits from a spacious en-suite wet room, whilst both larger bedrooms feature fitted wardrobes. The family bathroom is fitted with a corner jacuzzi bath, vanity wash basin, shower over the bath, heated towel rail, and tiled walls. The landing also provides access to a substantial airing cupboard housing the hot water tank together with loft access offering future potential, subject to the necessary consents. Externally, the property stands within well-kept gardens, with a front lawn alongside a driveway providing off-street parking and access to the garage. To the rear is a fully enclosed family-friendly garden, laid mainly to lawn with mature hedging and established borders, creating a private and peaceful outdoor space ideal for children, pets, and entertaining. The Fairway is a highly regarded residential cul-de-sac within the sought-after Redmires area, enjoying a peaceful setting on the edge of open countryside and close to the scenic walks and green spaces of the Peak District fringe. The property sits beside Hallamshire Golf Club and is well placed for highly regarded local schooling, nearby amenities in Crosspool and Lodge Moor, and convenient access to Sheffield city centre and the surrounding countryside.





- Detached Family Home in S10
- Quiet Cul-De-Sac Position
- 4 Double Bedrooms
- Family Bathroom & Wet Room
- Spacious Open Plan Living Area

- Measuring an Impressive 1857 sqft
- Landscaped Rear Garden
- Driveway & Garage
- Lease 800 years from 1965 £35 per annum
- Council Tax Band F, EPC Rating D



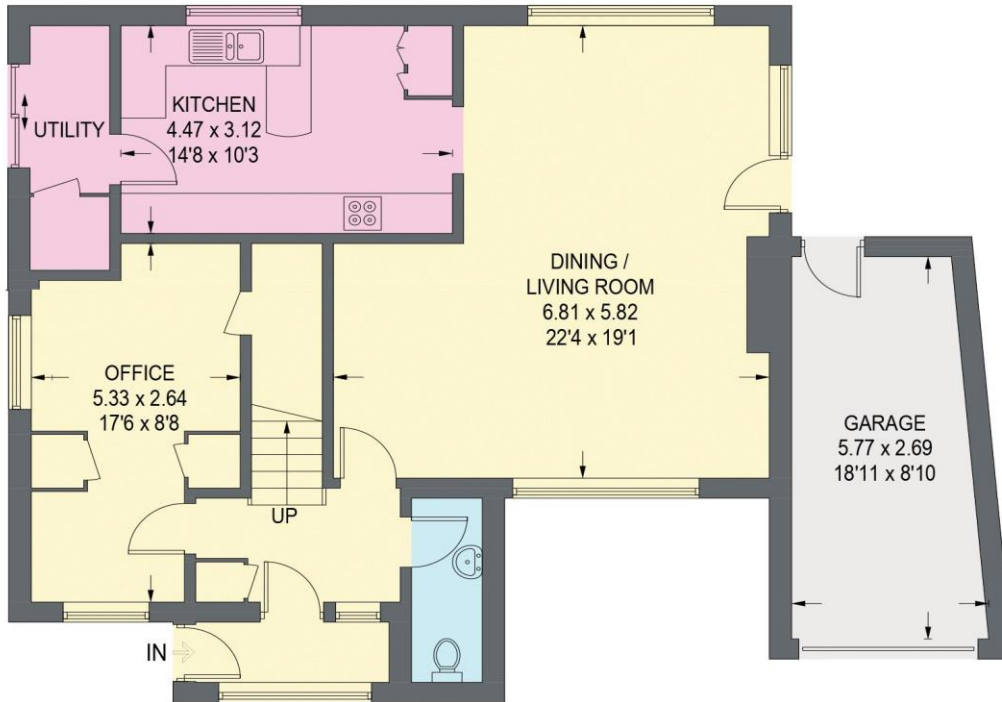


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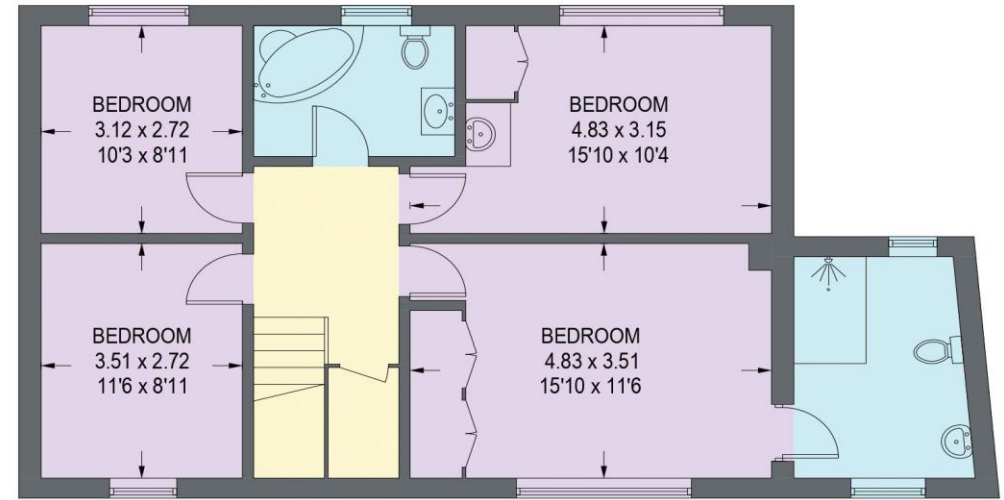
APPROXIMATE GROSS INTERNAL AREA = 158.8 SQ M / 1709 SQ FT

GARAGE = 13.8 SQ M / 148 SQ FT

TOTAL = 172.6 SQ M / 1857 SQ FT



GROUND FLOOR
84.1 SQ M / 905 SQ FT



FIRST FLOOR
74.7 SQ M / 804 SQ FT

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

(IDMRP2025)



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