Saxton Mee

Brooklands Crescent Fulwood Sheffield S10 4GF
Guide Price £600,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £600,000-£625,000 ** FREEHOLD **IMPRESSIVE VIEWS**SUPERB FAMILY HOME** Located on this quiet cul-de-sac within the highly regarded suburb of Fulwood S10 is this superb four bedroom detached family home which is beautifully presented throughout. Offered to the open market with no onward chain, the property has been extended to the rear which has created much larger than average bedrooms, a spacious living area, and a good sized kitchen which was installed in 2025. On the ground floor the accommodation features a porch which leads into a good sized entrance hall which in turn leads to a modern shower room with WC, and a lounge that has a feature fireplace with a coal effect gas fire. Sliding French doors then open to an extended dining room which opens to garden room, and a contemporary fitted kitchen. The kitchen has a range of shaker style cupboards with Quartz worktops, underfloor heating, and integrated appliances which includes an electric oven, microwave, induction hob, and a dishwasher. On the first floor there are two double bedrooms which each have fitted wardrobes, a further double bedroom, a single bedroom that is currently used as a study, and a well appointed shower room. From the landing there is access to a partially boarded loft.

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- IMPRESSIVE VIEWS TO REAR
- MODERN KITCHEN/SHOWER ROOM
- SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT
- CUL-DE-SAC POSITION
- OFF ROAD PARKING WITH EV POINT
- GARAGE AND WORKSHOP
- GOOD SCHOOL CATCHMENT

OUTSIDE
To the front there is a low maintenance garden area as well as a block paved driveway providing off road parking for several vehicles, with an EV charging point and access to a garage via a car port. Behind the garage is a useful workshop. To the rear is a fabulous south facing mature garden which features a paved patio seating area, a greenhouse, a substantial summer house with storage area, a lawn, vegetable beds, and a variety of well established plants, shrubs and small trees.

LOCATION
Fulwood is a lovely suburb with easy access to Forge Dam and the Mayfield Valley walks, as well as to the Peak district only a couple of miles away. Fulwood village has excellent shops and amenities including a Co-op, Roses Bakers, an Indian take-away, a fabulous Micro Pub and the popular Brook Coffee Rooms café. The property falls in the catchment for the Nether Green Schools and High Storrs Secondary Schools. Sheffield city centre is accessed via regular bus routes and it's also within easy reach of the main Hospitals and various University campuses.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band E.

VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Total area: approx. 175.9 sq. metres (1893.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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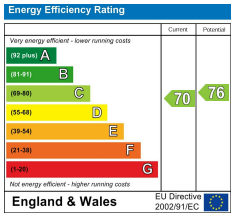

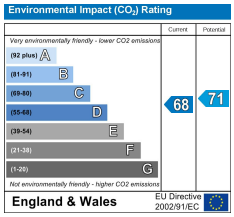

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