



163, Crimicar Lane, Sheffield, S10 4FD

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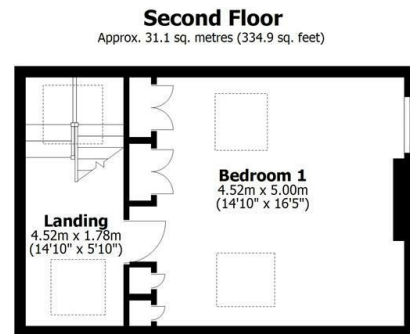
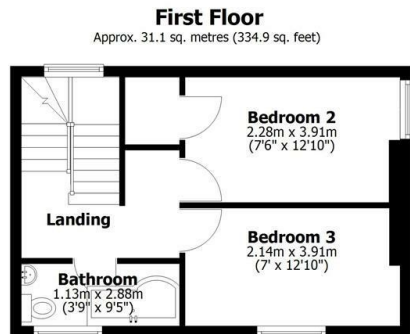
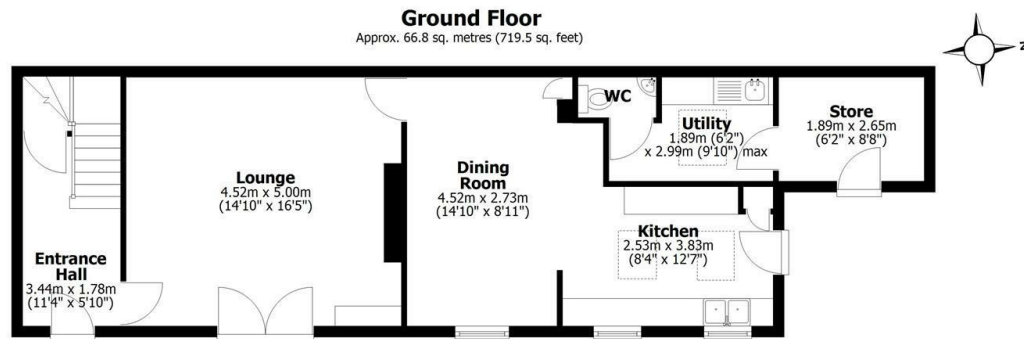
## Description

A fine Victorian property, constructed in 1855 from local gritstone beneath a pitched, Welsh slate tiled roof and extended in more recent years to provide a large and welcoming, open plan dining kitchen to the side. This charming property is set back from the road, in a small enclave that is shared with only one neighbour. Externally there is off road parking and a well presented south easterly facing garden that includes areas of lawn, a terrace and a deck that is perfect for BBQ's. The 1389 square feet of accommodation is laid out over three floors and the majority of the rooms feel large and generously proportioned. The open plan kitchen is brilliant, with under floor heating providing a very welcoming feel in the colder months of the year, and in the large lounge you will find a wood burning stove and French windows providing easy access to the deck. This superb flexible kitchen and dining space features a vaulted ceiling with attractive wood beams. The top floor features a palatial principal bedroom that gives you a feeling of luxury - it will happily take a super-king bed with plenty of room to spare and there are fitted wardrobes here and plenty of space for redevelopment to perhaps form an additional bathroom, a dressing room or even both if required. There is even a study area on the second floor landing so people who work from home don't need to use one of the remaining two bedrooms that are situated on the first floor. Other features include an external store which opens into a utility boot room, a ground floor W.C and, of course, there is a family bathroom which has a modern suite. Fulwood Village is accessible within a short walk, as are first class schools and the surrounding countryside and park walks. This really is a super property that benefits from its location within one of the most desirable postcodes in the city.

- Extended, open plan dining kitchen with under floor heating and great proportions
- Large lounge with timber flooring, French windows to the garden and a wood burning stove
- Luxurious principal bedroom with a great feeling of space
- Two further double bedrooms
- Family bathroom and a ground floor W.C
- Study area on the second floor landing, perfect for those who work from home
- Off road parking
- South easterly facing gardens to the front and side
- Entrance hall and a separate utility room and store
- Gas central heating (under floor heating in the kitchen)



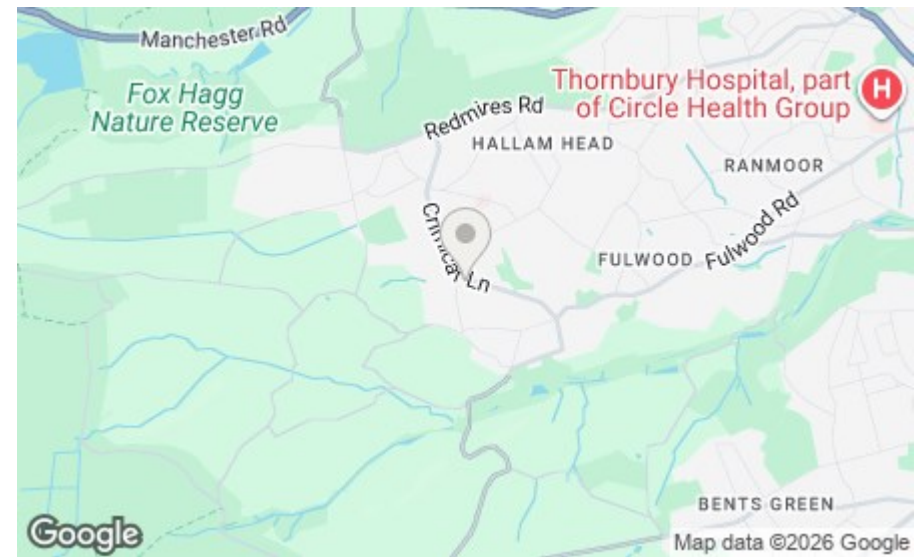




Total area: approx. 129.1 sq. metres (1389.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**163 Crimicar Lane**



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