



# Crispin Close, Gleadless, S12 2ND

£245,000

3 1 1



## Why You'll Love It

This beautifully extended and thoughtfully updated family home at Crispin Close combines contemporary living with practical functionality, creating a home that is as stylish as it is comfortable. Set in a quiet, family-friendly cul-de-sac in the highly sought-after S12 area of Sheffield, the property benefits from excellent local amenities, good schools, and superb transport links, making it a perfect choice for growing families or professionals seeking a well-connected yet peaceful location.

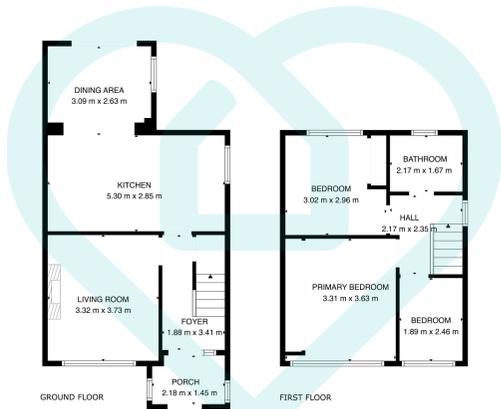
A driveway and single garage provide convenient off-road parking, while a charming porch welcomes you into the property. Stepping into the hallway, you are greeted by a sense of space and light that flows throughout the home. To the front, a generous living room offers a bright and versatile space, ideal for relaxing or entertaining guests. Its layout ensures a comfortable environment for family life while retaining a sense of privacy from the main family areas.

The heart of this home is undoubtedly the extended open-plan kitchen/diner at the rear. Bathed in natural light and thoughtfully designed, this space is perfect for modern family living. The kitchen is fully integrated with a range of sleek appliances and contemporary finishes, offering both style and practicality. The dining area is ideal for family meals, casual dining, or hosting friends, with seamless access onto the rear garden. The garden itself has been designed with low-maintenance living in mind, providing an attractive outdoor space that is easy to enjoy and perfect for both children and adults.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Two double bedrooms offer ample space for wardrobes and personal touches, while a third single bedroom is ideal for a child, guest room, or home office. Completing the first-floor accommodation is a stylish family shower room, fitted to a high specification with modern fixtures and a contemporary feel. The home has been maintained to a superb standard throughout, ensuring that it is move-in ready and presenting an opportunity for buyers to enjoy a property of both quality and style.

## Why We Love It



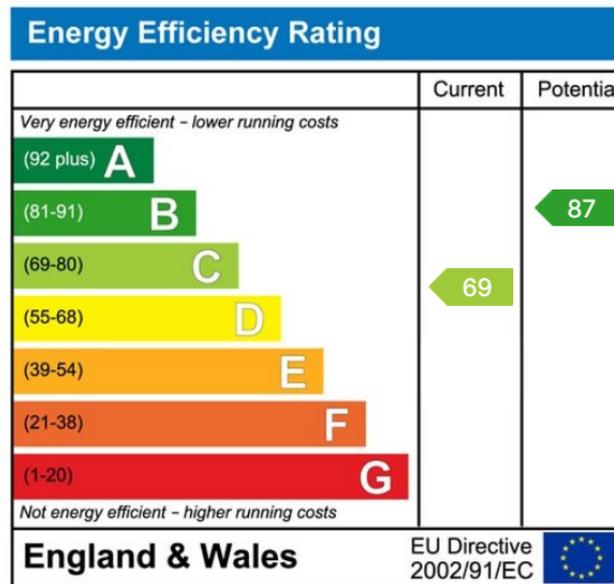


TOTAL: 78 m<sup>2</sup>  
 GROUND FLOOR: 43 m<sup>2</sup>, FIRST FLOOR: 35 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Popular S12 Location
- Quiet Cul-De-Sac Location
- Three Bedrooms
- Extended To The Rear
- Open Plan Kitchen/Dining Area
- Easy To Maintain Rear Garden
- Perfect Family Home
- Garage and Off Street Parking
- Well Presented Throughout
- Good Transport Links



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