





I AM GIN VINCIBLE



30 Spring Hill Road

Crookes • Sheffield • S10 1ES

Guide Price £500,000 to £525,000

A beautifully presented four-bedroom semi-detached family home, occupying a highly desirable position within Sheffield S10 and enjoying far-reaching views across the city. The property successfully combines traditional character with a stylish contemporary interior, offering a superb blend of modern fixtures and fittings alongside timeless design features. Notable benefits include a bespoke Karl Benz kitchen with premium integrated appliances, a multi-fuel log-burning stove, underfloor heating throughout the ground floor and bathrooms, timber double-glazed mock sash windows, and a private south-east-facing level garden. The accommodation is arranged over three floors and is entered via an inviting reception hall featuring attractive Italian ceramic tiled flooring, which continues seamlessly through much of the ground floor. The hallway also incorporates a useful downstairs WC/cloakroom. To the front of the property is a beautifully presented bay-windowed living room, enjoying excellent natural light and centred around a feature multi-fuel log-burning stove, creating a warm and welcoming space for relaxation. The heart of the home is the stunning open-plan living kitchen and dining area to the rear. Designed with modern family living and entertaining in mind, this impressive space is flooded with natural light and features full-height sliding doors opening directly onto the rear garden. The exceptional Karl Benz kitchen is fitted with a comprehensive range of contemporary cabinetry and high-end integrated appliances, including a tall fridge, tall freezer, dishwasher, electric oven, microwave oven, plate warmer, wine chiller and an induction hob with a Bora cooktop extractor. The Italian ceramic tiled flooring flows throughout the space, complemented by underfloor heating, creating a practical yet elegant environment for everyday living. The first floor provides three well-proportioned bedrooms, all attractively presented and served by a family bathroom fitted with a modern white suite and separate shower enclosure. The landing benefits from a useful fitted cupboard housing plumbing for a washing machine, adding further practicality. Stairs rise to the second floor where a superb principal bedroom suite occupies the entire level. This spacious and versatile room features a dormer window that enjoys stunning elevated views across the surrounding area, together with an ensuite bathroom and useful storage. Externally, the property enjoys excellent kerb appeal with a paved frontage and secure gated side access. To the rear is a private, south-east-facing level garden, perfectly designed for family enjoyment and outdoor entertaining. The garden is predominantly laid to lawn and features a generous Indian sandstone patio providing an ideal seating and dining area. Positioned above the patio is a superb glazed-roof gazebo with outdoor heating, creating a sheltered and versatile space that can be enjoyed throughout the year while taking full advantage of the garden and far-reaching views. The elevated position ensures the garden also benefits from superb open views across the city skyline. Spring Hill Road is a popular and established residential location within the sought-after S10 district, ideally placed for a range of excellent amenities, reputable schools, parks and transport links. The nearby centres of Crookes, Broomhill and Crosspool offer an excellent selection of shops, cafés, restaurants and everyday conveniences, while the city centre, universities and principal hospitals are all within easy reach.





- Semi Detached Family Home
- 4 Double Bedrooms
- Modern Light & Airy Interior
- Superb Open Plan Dining Kitchen
- Karl Benz Fitted Kitchen & Appliances

- Contemporary Bathroom & Ensuite
- Far-Reaching Views Across the City
- Private South-East-Facing Garden
- Freehold
- Council Tax Band C, EPC Rating B

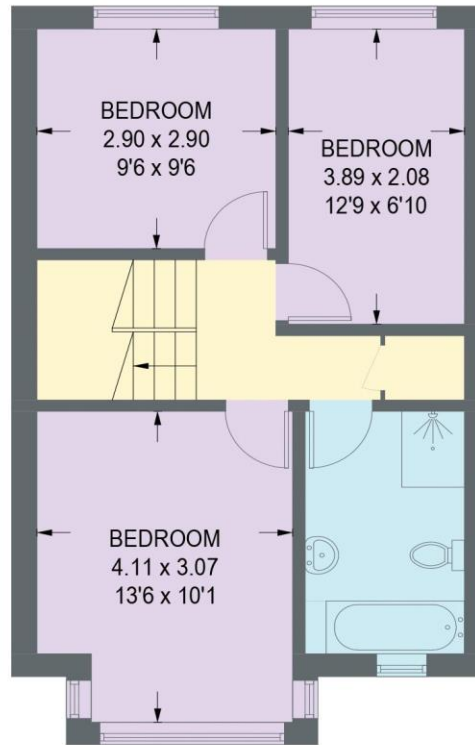


30 SPRING HILL ROAD

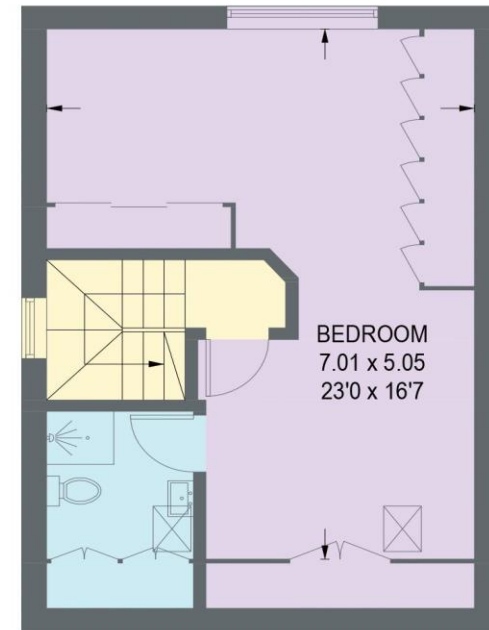
APPROXIMATE GROSS INTERNAL AREA = 143.4 SQ M / 1544 SQ FT



GROUND FLOOR
60.2 SQ M / 648 SQ FT



FIRST FLOOR
44.2 SQ M / 476 SQ FT



SECOND FLOOR
39.0 SQ M / 420 SQ FT

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



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