



Cardoness Drive Crosspool Sheffield S10 5RW
Offers Around £475,000

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Located within the highly regarded and sought after suburb of Crosspool is this beautifully presented, three bedroom semi-detached family home which enjoys an enclosed private garden, a cobbled driveway, EV Charging point, and a stone built garage and single storey extension to the rear. The modern and contemporary accommodation has a downstairs WC, fabulous open plan living, new solid oak painted internal doors and Cortson bronze ironmongery and toggle light switches throughout.

Tastefully decorated throughout, the living accommodation comprises: enter via a front door into the entrance hall which has engineered Oak hardwood flooring and a useful understairs built in storage and access to the lounge, utility and dining room. The bay windowed lounge has parquet wood floor, log burning stove, and original picture rail. The separate utility room has an elevated space/plumbing for washing machine and tumble dryer. Cloakroom/WC. There is underflooring heating to the utility and WC and engineered oak flooring. The dining room has a feature fireplace and parquet flooring. A large opening flows into the kitchen/breakfast room. The Burbidge solid in-frame painted kitchen features Silestone Quartz worktops and a range of appliances including Miele integrated dishwasher, ovens, downdraft induction hob, microwave and coffee machine. There is a Bosch integrated freezer and two Bosch integrated fridges along with a wine fridge, underflooring heating, engineered Oak hardwood parquet flooring. This bright and airy space has bi-fold doors opening onto the garden and two Velux windows.

- STUNNING FAMILY HOME
- THREE BEDROOMS & USEFUL ROOF SPACE
- LOUNGE WITH BAY WINDOW
- FABULOUS KITCHEN/BREAKFAST & DINING ROOM WITH BI-FOLD DOORS
- SEPARATE UTILITY & CLOAKROOM/WC
- STYLISH FOUR PIECE SUITE BATHROOM
- PRIVATE REAR GARDEN
- DRIVEWAY & ATTACHED GARAGE
- HIGHLY SOUGHT-AFTER LOCATION WITH WELL REGARDED LOCAL SCHOOLS
- AMENITIES & EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





FIRST FLOOR

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal double bedroom has a bay window with west facing views, and the original picture rail. The second double bedroom is to the rear aspect and has fitted wardrobes. Bedroom three is a single bedroom again with original picture rail, currently used as an office. The bathroom features a Victoria and Albert freestanding bath, Perrin and Rowe shower, basin and bath taps, heated towel rail, underfloor heating, a built in cupboard with shaving point, complemented with LED lighting.

OUTSIDE

To the front is a cobbled driveway which leads to the attached stone built garage. There is an EV Charging point. The enclosed private garden to the rear has planted beds, lawn area, hot and cold shower and York stone steps and patio.

LOCATION

The property is located towards the South West of Sheffield City centre which is easily accessible via regular bus routes. Crosspool has a comprehensive range of shopping facilities which include a Spar supermarket, butchers, greengrocers, newsagents, and some fantastic restaurants. There are excellent local schools found nearby and the beautiful open spaces of the Peak District are just a short drive away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.
N.B. The vendor of this property is related to an employee of Saxton Mee.

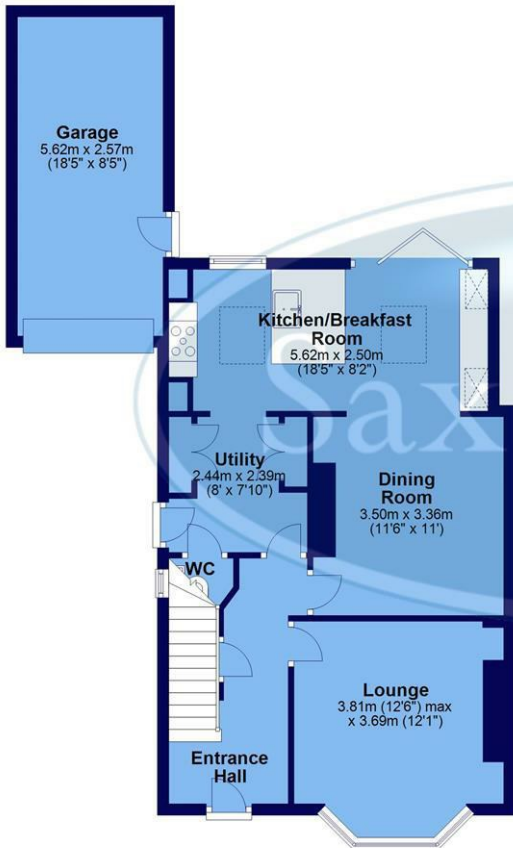
VALUER

Chris Spooner ANAEA

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.

Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



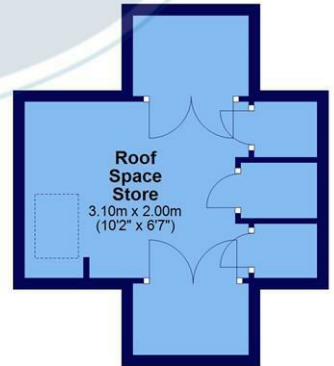
First Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.6 sq. feet)



Total area: approx. 133.4 sq. metres (1436.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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