



16, Canterbury Avenue, Sheffield, S10 3RT

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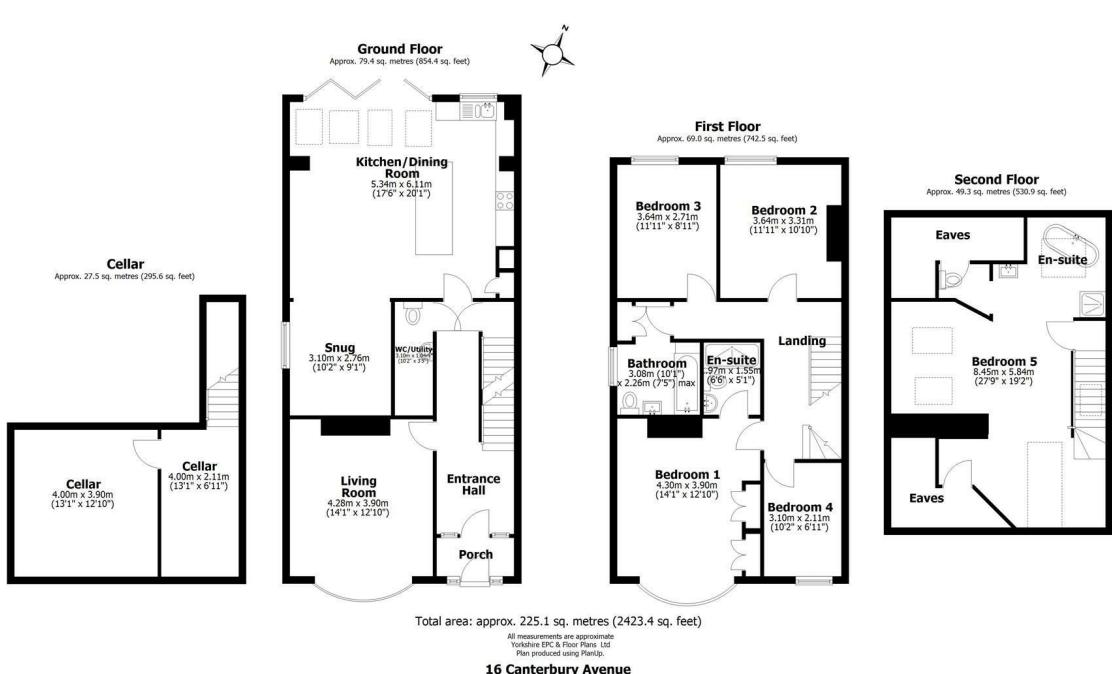
Description

What is unquestionably one of the finest semi detached houses that are available at present in S10. This stunning home has undergone vast improvements in recent years to now provide the perfect range of accommodation for the family market. Offering over 2423 square feet of accommodation over three floors that includes the ubiquitous, open plan dining kitchen (with separate snug area) that overlooks the rear garden, a wide and welcoming reception hall that sets the scene for the rest of this fabulous home, a spacious living room with a bay window overlooking the south facing, front garden, five bedrooms (four doubles) and three luxurious bathrooms. Externally there are pretty gardens to both the front and rear, which is south facing, a bespoke storm porch at the front and a parking area in front of the garage/store, which can be accessed via the side, shared driveway and from the rear garden for convenience. The property has been extended to the rear to create the amazing dining kitchen which even has its own snug area, perfect for young children's toys etc.. and the loft was converted to provide space for the amazing principal bedroom which comes complete with an open plan ensuite and a fun, velux balcony. The village of Fulwood is the perfect setting for this delightful home. The property is situated nearly opposite Christ Church, a short stroll away from the village shops and just around the corner from Fulwood Tennis Club. Families will appreciate the 'outstanding' local schooling and the close proximity of Forge Dam park and the bucolic charm of The Mayfield Valley.

- Five bedrooms including four doubles and a single that would make the perfect home office.
- Three luxurious bathrooms including two ensuites. All having elegant tiling framing the modern sanitaryware.
- Large open plan dining kitchen with bi-folds, a kitchen island and a separate snug area.
- Wide and welcoming reception hall that offers the perfect first impression to this home.
- Spacious sitting room with bay window and fireplace.
- Combined ground floor W.C and utility.
- Landscaped gardens to both the front (south facing) and rear.
- Freehold and an ELR Premium Sale so buyers fees of £595 including VAT will apply.
- Off road parking and a storage garage.
- Modern heating, double glazing and insulation levels help to create an EPC rating of C71.







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