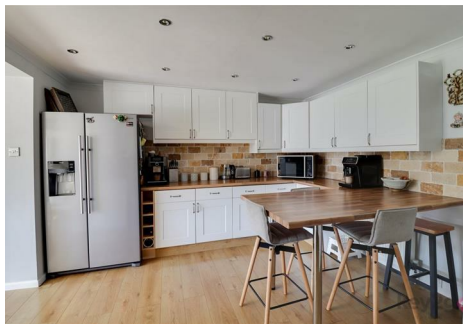


Marketing Preview



23 Folds Crescent, Sheffield, S8 0EP

£425,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



Three bed semi- detached dormer bungalow, beautifully presented throughout. A rare find in Beauchief, a popular and picturesque suburb offering a perfect blend of countryside surroundings and city convenience, with excellent local schools, parks and transport links nearby. This well-proportioned 3-bedroom dormer bungalow boasts a generous garden, outhouse, garage and extensive driveway parking.

SUMMARY

Three bed semi- detached dormer bungalow, beautifully presented throughout. A rare find in Beauchief, a popular and picturesque suburb offering a perfect blend of countryside surroundings and city convenience, with excellent local schools, parks and transport links nearby. This well-proportioned 3-bedroom dormer bungalow boasts a generous garden, outhouse, garage and extensive driveway parking.

A welcoming, bright, and spacious hallway sets the tone as you enter the home. The kitchen is open and well-appointed, featuring a range of ample wall and base units complemented by contrasting worktops. It includes an integrated dishwasher, oven, electric hob, and extractor, along with space for a large double fridge freezer. A useful walk-in utility/pantry adds extra convenience and storage. The kitchen flows seamlessly into a generous open-plan lounge diner, creating a light-filled and versatile living space. Two easy-fold doors open out onto the beautiful rear garden, enhancing the sense of indoor-outdoor living. The lounge area offers plenty of room for comfortable seating, is carpeted for added warmth, and includes a door leading back to the hallway, where there is access to the staircase.

Bedroom Two is a spacious double with a charming square bay window that floods the room with natural light. It benefits from large built-in wardrobes with mirrored doors, additional overhead storage, and a stylish ensuite. The ensuite features a walk-in shower with a glass screen, a toilet, and a sink with storage beneath.

Bedroom Three is also a comfortable double, featuring a window and attractive wood flooring. The adjacent WC is fitted with a modern toilet and contemporary built-in storage units, and includes a window.

Upstairs, featuring a Velux window above the staircase and carpeted flooring. The master bedroom is a generous double, boasting two Velux windows and a large main window that offers beautiful views. It includes a shower room, built-in wardrobe with mirrored sliding doors and neutral carpeting throughout. Storage is also available in the eaves. Shower room is modern and well-equipped, featuring a walk-in shower with a glass screen, a toilet, and a sink unit with storage. A window allows natural light to brighten the space.

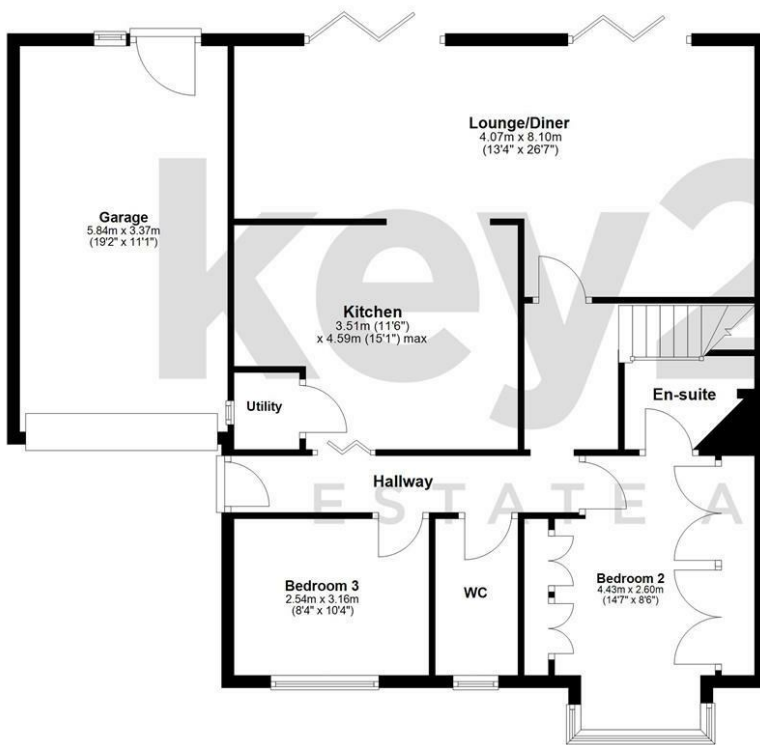
Outside, the property boasts a beautifully presented, south-facing, generously sized, immaculate rear garden. A generous paved terrace directly off the house provides the perfect space for outdoor dining and relaxing, complete with an awning and ample seating. Steps lead down to a well-kept lawn, framed by mature planting, creating a private and enclosed setting. A separate raised decked area offers an additional seating space. To the rear, a versatile outbuilding provides excellent additional space, perfect for use as a home office, gym, or studio.

PROPERTY DETAILS

FREEHOLD

- FULLY UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

Ground Floor

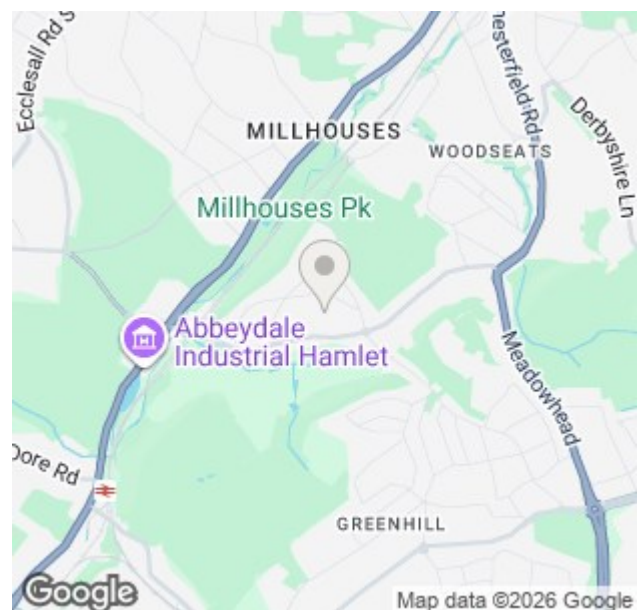


First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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