







## 75 Crawshaw Grove

Beauchief • Sheffield • S8 7EA

Guide Price £400,000 - £425,000

Situated on a popular residential road, this beautifully presented and extended four double bedroom semi-detached family home offers spacious and flexible living accommodation, perfectly suited to modern family life. Located just a stone's throw from local ancient woodlands and benefiting from excellent transport links, the property enjoys a highly desirable setting. The home has been thoughtfully extended to the side, creating an additional versatile double bedroom complete with ensuite, ideal as a guest suite, home office, playroom or additional reception room. A composite front door opens into a welcoming entrance, where wooden flooring sets a warm and stylish tone. The principal living space is a generous open-plan lounge and dining area, ideal for both everyday living and entertaining. This bright and airy room features a charming stone fireplace, a bay window to the front, and a large rear window overlooking the garden, allowing natural light to flood the space. The décor is finished in soft, neutral tones throughout. The L-shaped dining kitchen is a standout feature, offering a flexible layout with ample space for dining and family living. Fitted with shaker-style units, wood-effect worktops and stylish tiled splashbacks, the kitchen also benefits from integrated appliances including an oven, grill and dishwasher, with space and plumbing for a washing machine and tumble dryer. French doors open onto a decked terrace with steps leading down to the garden, creating a seamless indoor-outdoor flow. To the first floor are three well-proportioned double bedrooms. Two are presented in neutral tones with carpeting and attractive period-style picture rails, while the principal bedroom is particularly spacious and benefits from two front-facing windows. The family bathroom is partially tiled and comprises a modern three-piece white suite, separate corner shower cubicle and a heated towel rail. Crawshaw Grove is a well-regarded residential location, conveniently close to local amenities, reputable schools and scenic woodland walks, offering an excellent balance of tranquillity and accessibility. Ancient woodland lies just across the road reachable within 30 seconds and connects to a wider network of walks, making it ideal for exercise, dog walking and families. Two golf courses are also within easy walking distance (approximately 5–10 minutes).



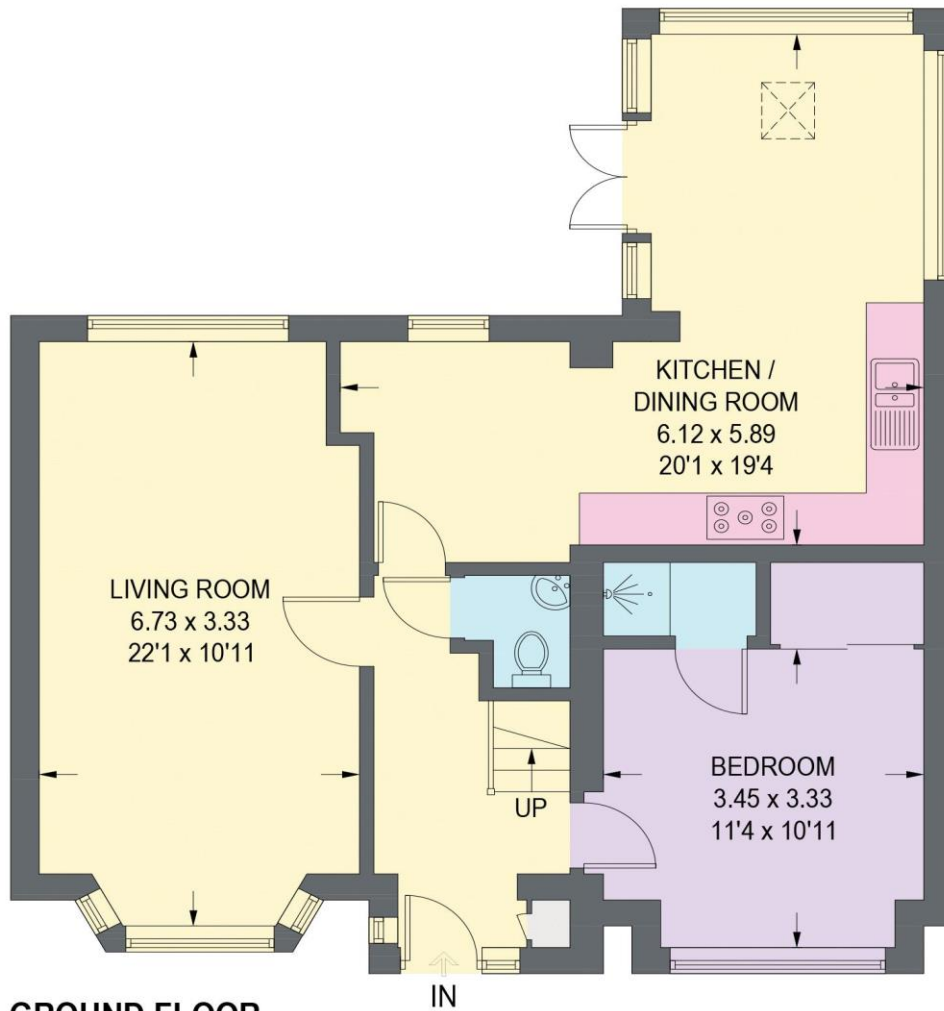


- Extended Semi detached Family Home
- 4 Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Superb Family Dining Kitchen
- Light & Airy Open Plan Living Space
- Stone's Throw from Ancient Woodland
- Stunning Enclosed Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band D, EPC Rating D

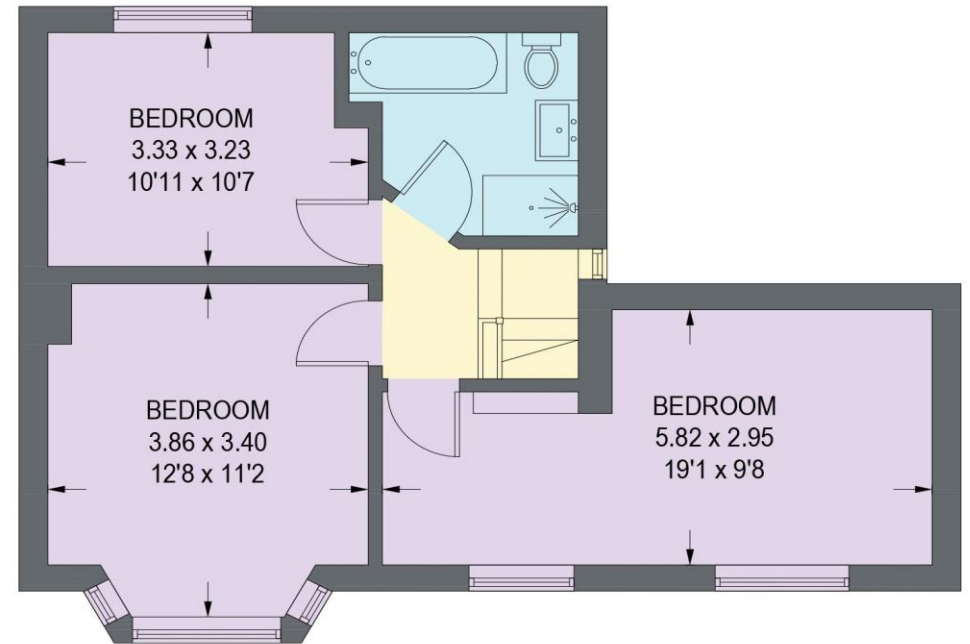


# 75 CRAWSHAW GROVE

APPROXIMATE GROSS INTERNAL AREA = 118.7 SQ M / 1278 SQ FT



**GROUND FLOOR**  
72.5 SQ M / 780 SQ FT



**FIRST FLOOR**  
46.2 SQ M / 497 SQ FT

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

(IDMRP2025)



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