



24, Lawson Road

Sheffield, S10 5BW

Ground Floor

As you enter, you are greeted by a grand entrance hall that showcases an impressive original staircase adorned with a mahogany handrail, leading you through the four floors of this delightful home. The porch area retains its original period features, including beautiful wooden shutters that add to the property's charm.

The heart of the home is undoubtedly the high-specification kitchen, featuring a magnificent four-oven gas AGA and a gas hob. This fully fitted kitchen boasts a range of floor and ceiling built-in units with solid wood worktops, complemented by a large sink that offers charming views over the rear garden. The kitchen seamlessly flows into a spacious dining area, where you can enjoy meals by the warmth of a period fireplace, complete with a multi-fuel burner and granite hearth. The exposed floorboards and original wooden sash windows, fitted with shutters, enhance the room's character, while access to a small terraced area allows for delightful views of the private garden.

Additionally, this floor includes a large separate pantry that could easily be transformed into a utility or laundry room, adding to the home's practicality. The living room, located on the opposite side of the ground floor, features high ceilings adorned with original cornicing, further enhancing the sense of space. With another period fireplace, granite hearth, and two large sash windows that nearly reach the floor, this room is both inviting and elegant.



- Stunning, early Victorian, five bedroom, semi-detached home
- Spacious dining area with multi-fuel stove and terrace access
- Shower room and bathroom to the first and second floors
- Offered for sale with no onward chain
- Period features throughout including sash Heritage Glass windows and shutters
- Formal living room with large period windows and feature fireplace
- Sold via ELR PREMIUM (buyers fees of £595 inc VAT apply)
- High-spec kitchen with four oven gas AGA
- Five bedrooms, ideal for families with basement games room
- Private driveway with ample parking and double garage



First and Second Floors

The first floor boasts two generously sized double bedrooms, each adorned with high ceilings, original wooden sash windows, and elegant cornicing, creating a sense of grandeur. A smaller double bedroom is also present, conveniently served by a separate W/C. Completing this floor is a modern shower room, featuring a stylish curved walk-in shower, a three-piece suite, a heated towel rail, and tasteful half-height tiling.

Venturing to the second floor, you will find two additional bedrooms, with the landing benefiting from a large Velux window that adds to the overall brightness of the space. The fourth bedroom is a comfortable double, fully carpeted and equipped with useful storage cupboards that extend into the eaves. The fifth bedroom, showcasing the charming timber roof frame, is versatile enough to serve as a home office or an occasional bedroom. This floor also features a more recently modernised bathroom, complete with a crisp white suite, a P-shaped bath with a shower over, a Velux window, and a heated towel rail.

Lower Ground Floor and Garden

As you enter, you are greeted by three inviting reception rooms, each designed to create a warm and welcoming atmosphere. The lower ground floor reveals a treasure trove of unexpected features, including a games room complete with a three quarter size snooker table, lowered ceilings, and integrated spotlighting, making it an ideal space for entertainment. Adjacent to this, a cosy additional reception room boasts a feature gas effect fire and leads into a stunning conservatory, which serves as a tranquil oasis, perfect for relaxation and enjoying views of the garden.

The sizeable garden terrace, crafted from exquisite Indian Stone, provides an excellent outdoor space for gatherings or quiet moments. The lower ground floor also includes a practical utility room and an additional W/C, which could easily be transformed into a wet room, subject to planning permissions.

Externally, the property is surrounded by beautifully maintained gardens that enhance its curb appeal. A large driveway accommodates multiple vehicles and leads to a spacious double garage, ideal for storage or as a workshop. The rear garden features a lawned area adjacent to the terrace, along with a mini-allotment for those with a passion for homegrown produce, complemented by mature trees that offer both shade and privacy.

ELR PREMIUM

ELR PREMIUM - IMPORTANT PLEASE READ:

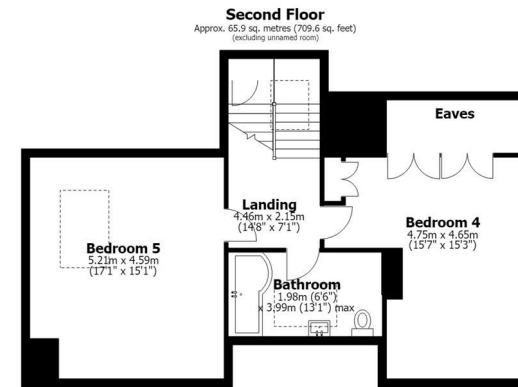
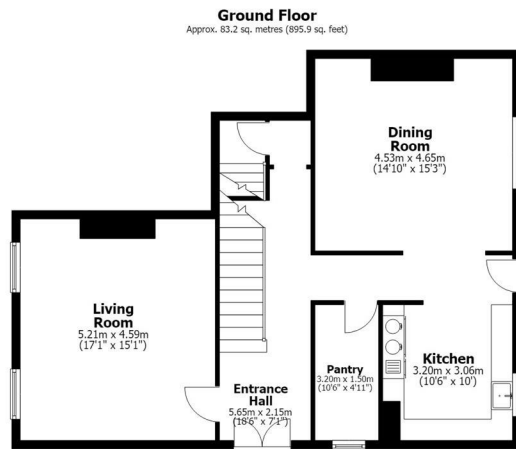
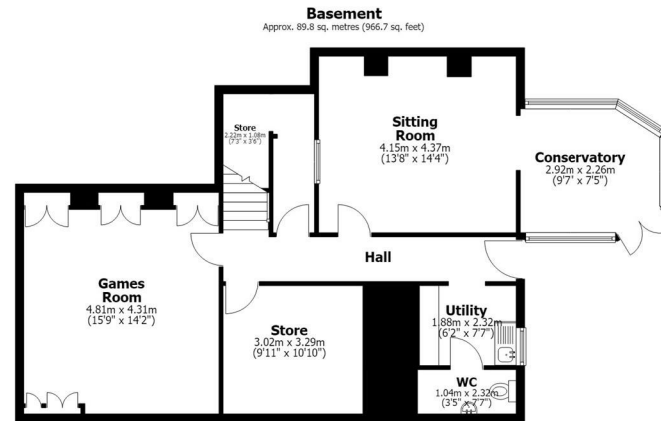
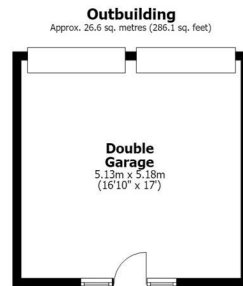
ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an







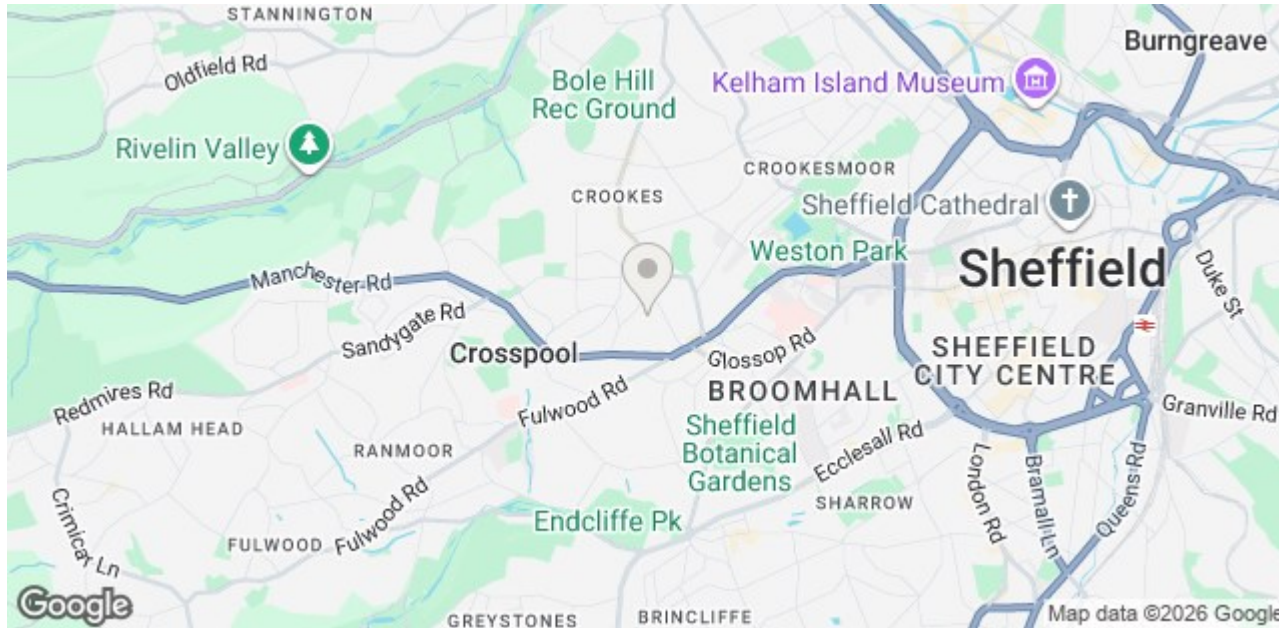


Total area: approx. 348.8 sq. metres (3754.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp

24 Lawson Road

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.