Saxton Mee

Moor View Croft Crosspool Sheffield S10 5QA
Offers Around £725,000

St Luke's
Sheffield's Hospice

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* FREEHOLD ** OVER THREE FLOORS ** Occupying an enviable position within this exclusive development in the heart of sought-after Crosspool, this exceptional four-bedroom, three-bath/shower room detached family home provides beautifully presented and thoughtfully designed accommodation.

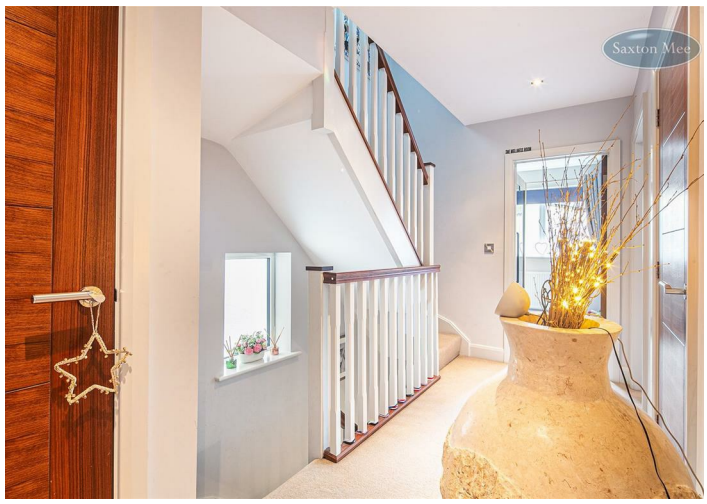
The property has been finished to a high standard, combining contemporary fixtures and fittings with generous, light and airy living spaces. The home also benefits from solar panels, an EV charging point, a private driveway, two allocated parking spaces and a garage, providing excellent off-street parking provision.

Perfectly positioned for modern family living, the property is ideally located close to a wealth of local amenities, highly regarded schools and excellent transport links. The stunning Rivelin Valley and an abundance of surrounding countryside and green spaces are also within easy reach, making this an ideal location for those seeking both convenience and access to the outdoors.

A composite front entrance door opens into a spacious entrance hall, providing access to the principal living accommodation and stairs rising to the upper floors. The utility cupboard is equipped with plumbing for both a washing machine and tumble dryer, while a useful storage cupboard houses the gas boiler. There is also a downstairs WC. The impressive open-plan kitchen/breakfast room forms the heart of the home and is fitted with a stylish range of modern units, complemented by a large central island/breakfast bar. The island incorporates a four-ring hob with extractor above. Integrated appliances include a double electric oven, warming drawer, larder fridge, larder freezer and dishwasher, providing a comprehensive and beautifully streamlined kitchen.

The open-plan lounge and dining room offers a superb sense of space with plenty of natural light. The lounge area features uPVC French doors which open directly onto the rear garden

- FOUR-BEDROOM DETACHED HOME
- THREE BATH/SHOWER ROOMS
- ACCOMMODATION OVER THREE FLOORS
- STYLISH OPEN-PLAN KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- PRIVATE REAR GARDEN
- SOLAR PANELS
- EV CHARGING POINT
- DRIVEWAY, PARKING & GARAGE
- SOUGHT-AFTER CROSSPOOL LOCATION



FIRST/SECOND FLOOR
The first floor provides three well-proportioned bedrooms, together with two useful storage cupboards. Two of the bedrooms benefit from fitted wardrobes, while the generous principal bedroom is further enhanced by bespoke blinds and a stylish en suite shower room, comprising a walk-in shower, WC and wash basin. A beautifully appointed four-piece family bathroom completes this floor.

The second floor provides a versatile and particularly impressive fourth bedroom, which could equally lend itself to use as an alternative principal bedroom. The room benefits from three Velux windows, creating a bright and airy environment, together with fitted wardrobes and useful eaves storage. A further en suite shower room completes this excellent space.

OUTSIDE
Externally, the property benefits from a driveway, two additional allocated parking spaces, a garage and an EV charging point. A stone wall encloses a low-maintenance slate-chipped area, while gated side access leads to the fully enclosed rear garden. The rear garden features a paved patio area and artificial lawn, providing an attractive and easy-to-maintain outdoor space.

LOCATION
Crosspool is an incredibly popular area. You're walking distance from local shops/amenities and transport links are excellent, with regular bus routes taking you into the city centre. It's a great location for those looking to commute to the city's hospitals & universities and has easy access to routes across the Peak District to Manchester. There are also a number of highly regarded schools in the area, both state and independent, for all ages.

VALUER
Greg Ashmore MNAEA

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.

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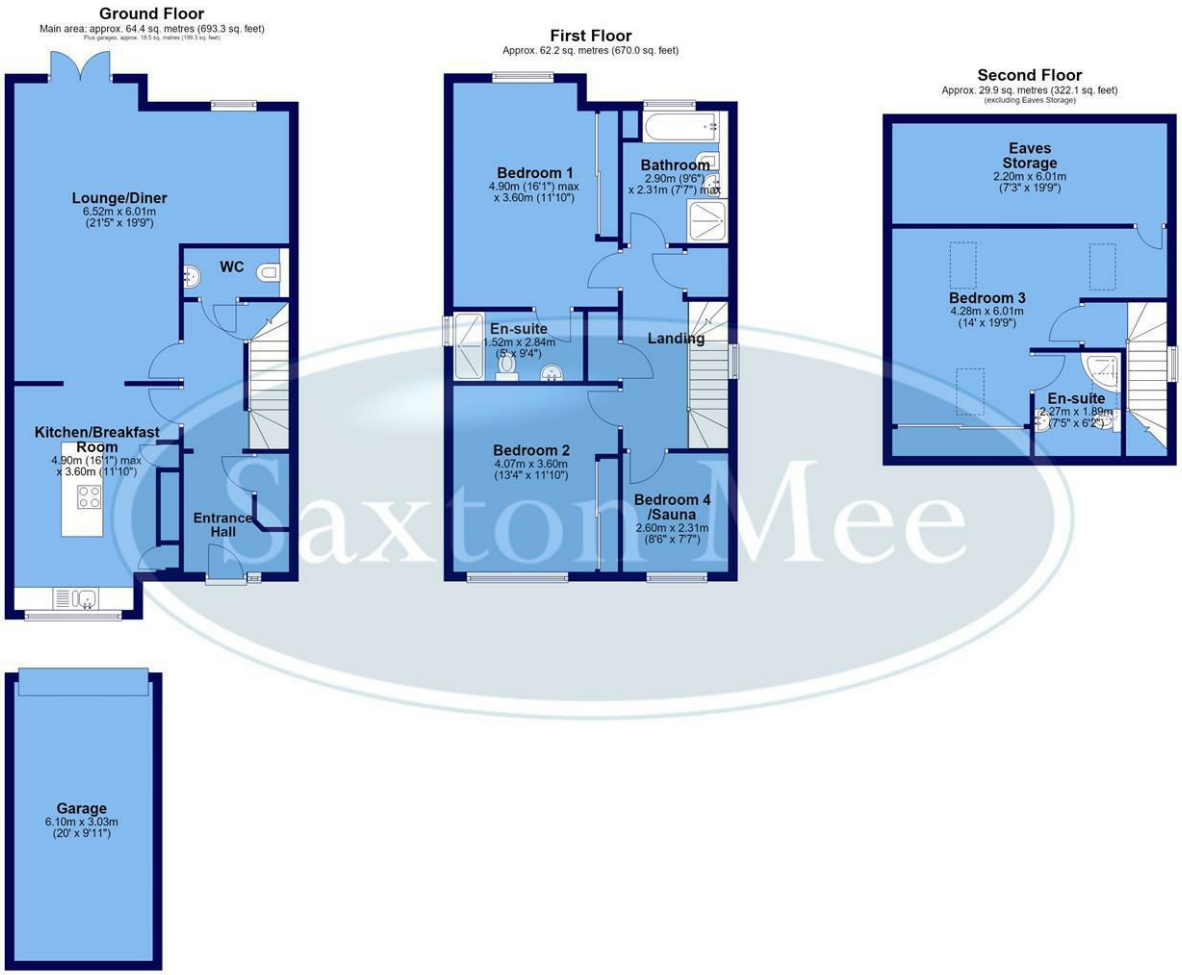

Main area: Approx. 156.6 sq. metres (1685.4 sq. feet)
Plus garages, approx. 18.5 sq. metres (199.3 sq. feet)

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

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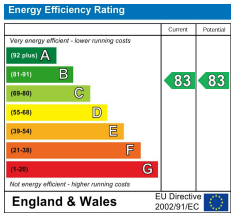

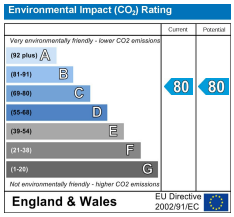

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