











## 352 Crookesmoor Road

Sheffield • South Yorkshire • S10 1BH

Guide Price £600,000 - £625,000

Occupying an enviable corner location on a popular road in S10, is a charming 4-bedroom Edwardian semi-detached house. Beautifully styled with a high quality interior complemented by period features. Fabulous flexible family home arranged over 4 levels, measuring an impressive 2473 sq.ft. The property has 4 double bedrooms, 3 bathrooms, 2 generous reception rooms, a lovely kitchen, and a basement conversion, complete with enclosed rear garden and garage. Benefits from gas central heating, log burning stove and double glazing. Available with no onward chain. An attractive entrance leads through into a welcoming inner hallway. A cheerful, light and airy living room is complemented by high ceilings, deep skirting boards, coving, a feature fireplace housing a log burner and bespoke shutters. A separate dining room retains period features and elegant coving and is finished with a warm palette, a log burner and garden outlook. The kitchen is filled with natural light and is fitted with a range of modern white gloss units and integrated appliances, including an oven, microwave, gas hob, and extractor. French doors create a direct link to the patio. Stairs descend from the inner hallway down to a converted basement providing a flexible living space with built-in storage, along with a utility room and WC. The first-floor has two generously proportioned double bedrooms, both equipped with full-length built-in wardrobes, and the main bedroom benefitting from an en-suite shower room. The family bathroom is designed with a freestanding roll-top bath, walk-in rainfall shower and twin hand wash basins. From the first-floor landing stairs rise to a second floor with a further two double bedrooms complete with a contemporary bathroom with both a bath and separate shower. Externally, established hedging and fencing creates a private front garden/seating area. Accessed via a side entrance on Conduit Lane is a detached garage and 2-tiered outdoor space designed to offer an attractive patio and raised artificial lawn enclosed by rustic brick wall. An incredibly popular and convenient location close to Sheffield University, which can be easily accessed within a short walk. Crookes and Broomhill offer fashionable cafés, pubs, restaurants and shops, which can be found within close proximity. Sheffield Royal Hallamshire Hospital, Children's Hospital and Weston Park are all within short distance.









- Charming Edwardian Semi-Detached House
- 4 Double Bedrooms & 3 Bathrooms
- Modern Interior & Period Features
- Stylishly Presented Throughout
- Basement Conversion
- Sought After Location in S10
- Gas Central Heating & Double Glazing
- Private Gardens & Garage
- Leasehold 800 years from 25.3.1880 £7.80pa & No Chain
- Council Tax Band E, EPC Rating E







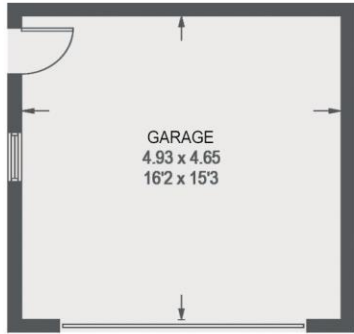
# 352 CROOKESMOOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 180.9 SQ M / 1946 SQ FT

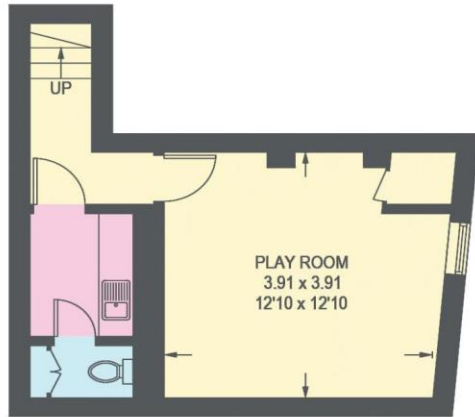
CELLAR = 26.0 SQ M / 280 SQ FT

GARAGE = 23.0 SQ M / 247 SQ FT

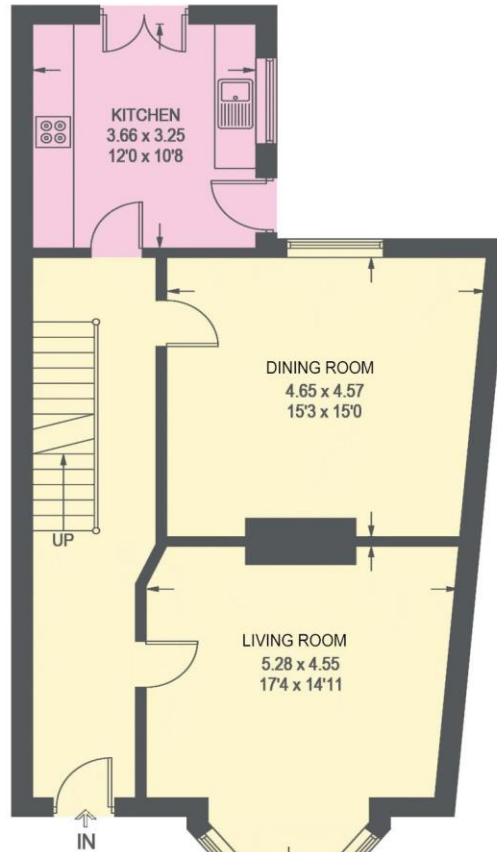
TOTAL = 229.9 SQ M / 2473 SQ FT



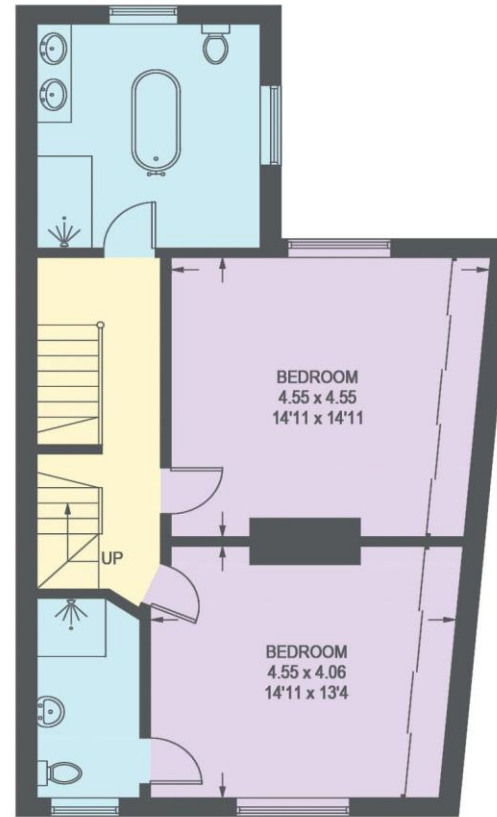
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



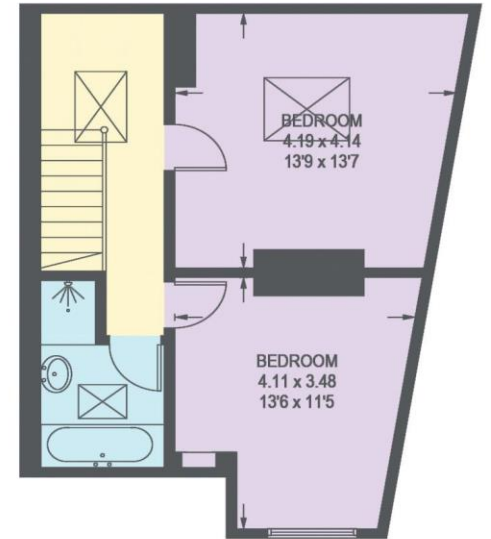
**CELLAR**  
26.0 SQ M / 280 SQ FT



**GROUND FLOOR**  
69.9 SQ M / 752 SQ FT



**FIRST FLOOR**  
67.1 SQ M / 722 SQ FT



**SECOND FLOOR**  
43.9 SQ M / 472 SQ FT

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





haus

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