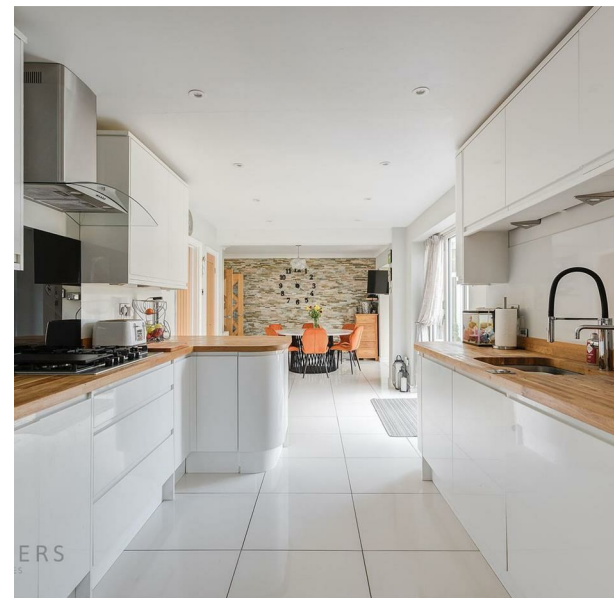


57 Hallamshire Road, Fulwood, Sheffield, S10 4FN  
£670,000

ARCHERS  
ESTATES





**57 Hallamshire Road, Fulwood, Sheffield, S10 4FN**

**£670,000**

**Council Tax Band: E**

A stunning four double bedroom, two bathroom extended detached home which enjoys far reaching views to the front and is located on this popular road in Fulwood! Perfect for families with style and space in mind, the property is packed with modern features and highlights include a gated driveway to the front, open plan extended kitchen dining area, a dressing area and en-suite to the master bedroom and a low maintenance garden to the rear. Located close to shops and amenities, the property is well served by regular bus routes giving access to the universities, hospitals, peak district and the city centre, and is within the catchment area of Hallam and Tapton schools. With double glazing, gas central heating, solar panels fitted to the roof, air conditioning to the lounge/master bedroom and an EV charger included, the property in brief comprises; entrance lobby, hallway with storage, downstairs wc, lounge, open plan dining kitchen, sun room and utility room. To the first floor there is a landing area, a master bedroom with dressing area and en-suite, three further double bedrooms (all rooms with fitted wardrobes) and a family bathroom. Outside, there is a gated driveway with parking for upto four cars to the front leading to the garage and a low maintenance garden with patios and artificial lawn to the rear. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your viewing today! Leasehold tenure, £29pa ground rent. 738 yrs left on lease, council tax band E.

### Entrance Lobby

Access to the property is gained through a front facing composite door which leads into the lobby. With laminate flooring, an electric radiator and front facing upvc double glazed window. A further door leads to the hallway.

### Hallway

A wide and inviting hallway which has a staircase rising to the first floor level, laminate flooring, a radiator, useful under stairs storage area and a further storage room.

### Downstairs WC

Having a low flush wc, half pedestal wash basin and tiled flooring.

### Lounge

A bright and spacious lounge which has a large front facing upvc double glazed window, laminate flooring, a feature fireplace with built in modern gas fire, a radiator and an air conditioning unit. Solid oak french doors lead to the open plan dining kitchen.

### Open Plan Dining Kitchen

A fantastic open plan room which takes advantage of the extension, having modern styled fitted wall and base units with a solid oak worksurface incorporating an inset stainless steel one and a half sink unit with mixer tap and additional boiling water tap plus a five burner gas hob with extractor above. There are integrated appliances including a Neff electric oven, grill/convection oven and microwave, dishwasher and fridge freezer. With rear facing bi-folding doors leading to the outside, a tall side facing upvc double glazed window, two radiators (one of which is a stylish matte black tall unit), ample space for a dining table and chairs, tiled flooring and a door leading to the utility room. The room opens to the sun room.

### Sun Room

A great addition to the room, the sun room has upvc double glazed

windows and side facing french doors opening to the patio area. With tiled flooring, two tall cast iron radiators and ample space for seating, this room could be used for a variety of purposes.

### Utility Room

Another useful addition to the property, the utility room has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, space for a washing machine, tumble dryer and additional fridge freezer. There is a tall chrome radiator, tiled flooring and a door leads to the garage.

### Garage

Having an electric roller door to the front, power and lighting and offering plenty of space for storage options.

### First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area. With a solid oak bannister rail, loft hatch gaining access to the roof space and doors leading to all rooms on this level.

### Master Bedroom

A good sized master bedroom which has a rear facing upvc double glazed window, fitted wardrobes, inset shelving to the feature wall, air conditioning and a radiator. The room opens to the dressing area.

### Dressing Room

Another fantastic addition, the dressing area has two fitted wardrobes offering plenty of storage and a door opens to the en-suite shower room.

### En-Suite Shower Room

Having a modern suite comprising of a walk in double shower enclosure, a vanity wash basin and low flush wc. With a front facing upvc double glazed window, chrome towel radiator and tiling to the floor and walls.

### Bedroom Two

The former master bedroom, this spacious double room has a front facing upvc double glazed window enjoying far reaching views, a radiator and fitted wardrobes.

### Bedroom Three

Another double sized room, there is a rear facing upvc double glazed window, radiator and fitted wardrobes.

### Bedroom Four

The fourth bedroom is another double sized room which has a rear facing upvc double glazed window, a radiator and fitted wardrobes.

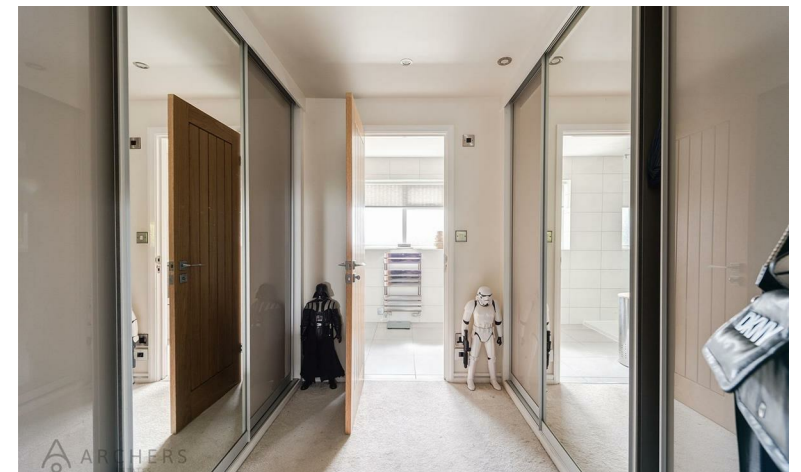
### Family Bathroom

Having a modern suite comprising of a panelled bath with shower over, a vanity wash basin and low flush wc. With a chrome towel radiator, front facing upvc double glazed window and tiling to the floor and walls.

### Outside

To the front of the property a manual sliding gate gives access to the block paved driveway which offers off road parking for up to four cars and includes an EV charger. A further gate to the side gives access to the rear, where there is a landscaped low maintenance garden space including a patio and steps rise to the artificial lawn which includes two further patio areas for seating. With surrounding fencing for added privacy, this is a perfect entertaining area!

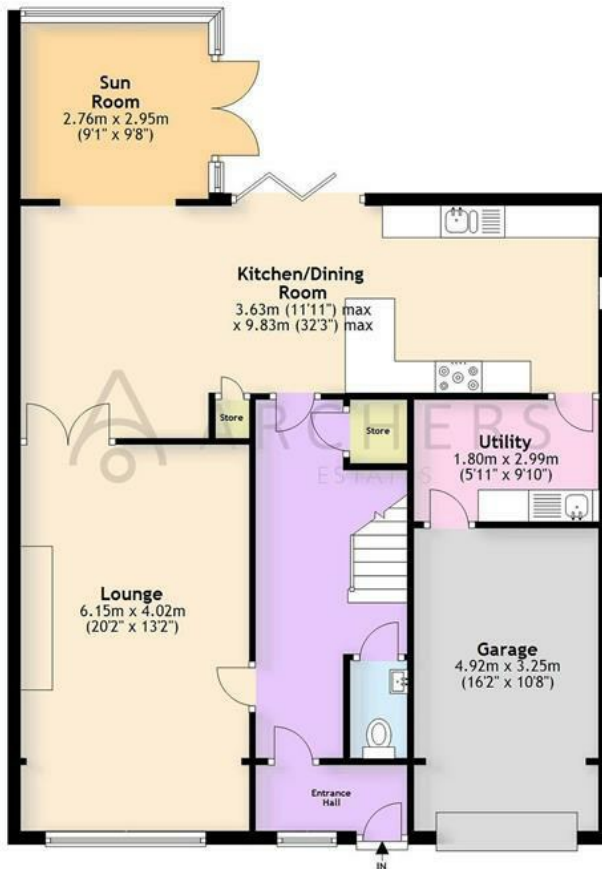






## Ground Floor

Approx. 96.9 sq. metres (1042.8 sq. feet)



## First Floor

Approx. 73.3 sq. metres (788.7 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |