





REID'S  
STOUT



## 37 Tom Lane

Fulwood • Sheffield • S10 3PA

Asking Price £450,000

Located on the sought-after Tom Lane in one of Sheffield's most popular family areas, this beautifully presented four-bedroom Edwardian semi-detached home has been thoughtfully extended and improved to create a modern, flexible and light-filled family home. Benefitting from a ground floor kitchen extension, a second-floor loft conversion and external insulation, the property offers spacious and versatile accommodation throughout, complemented by an attractive enclosed rear garden. A side entrance door opens into the welcoming entrance hall. To the front of the property is a cosy and characterful living room, featuring a bay window with wooden sash windows, exposed brick chimney breast and a log-burning stove, creating a warm and homely atmosphere. Earthy green décor and a grey carpet further enhance the room's inviting feel. To the rear, the property has been extended to create a superb open-plan kitchen and dining space, undoubtedly the hub of the home. Ideal for modern family living and entertaining, this spacious room is flooded with natural light from roof lights and French doors opening directly onto the garden. The sleek gloss-finished kitchen is fitted with an integrated oven and grill, induction hob, dishwasher and washing machine, complemented by stylish tiled splashbacks. Access is also provided to the cellar, offering useful storage space. On the first floor, the front-facing double bedroom is beautifully presented in pastel tones with a neutral carpet and benefits from a useful hanging storage area, together with a sash window. A further double bedroom overlooks the rear garden. These rooms are served by a contemporary family bathroom comprising a modern white suite with rain shower over the bath, floating wash hand basin with storage drawers beneath, built-in cupboard housing the boiler and a chrome heated towel rail. The second floor has been converted to create two further well-proportioned bedrooms. The rear-facing bedroom enjoys a dormer window, while both rooms are complemented by a stylish shower room featuring contemporary tiling, a Velux roof window and a rain shower. Externally, the property benefits from an attractive front garden which provides an excellent degree of privacy from the road. To the rear is a delightful enclosed garden incorporating a stone terrace, lawned area and a colourful array of planted borders, creating a wonderful outdoor space for both families and keen gardeners. A greenhouse and garden shed provide additional practicality. Situated on the sought-after Tom Lane in the heart of S10, this superb family home enjoys a highly desirable location, popular with families thanks to its excellent local amenities, well-regarded schools and abundance of nearby green spaces. The property is also well placed for access to Sheffield city centre, the hospitals, universities and the Peak District, offering an excellent balance of convenience and lifestyle.





- Edwardian Semi Detached Family Home
- 4 Double Bedrooms
- Thoughtfully Extended & Improved
- Spacious Open Plan Dining Kitchen
- Family Bathroom & Shower Room

- Light & Airy Modern Interior
- Enclosed Landscaped Rear Garden
- Excellent School Catchment
- Freehold
- Council Tax Band C, EPC Rating TBC



# 37 TOM LANE

APPROXIMATE GROSS INTERNAL AREA = 116.7 SQ M / 1256 SQ FT

CELLAR = 34.9 SQ M / 376 SQ FT

TOTAL = 151.6 SQ M / 1632 SQ FT

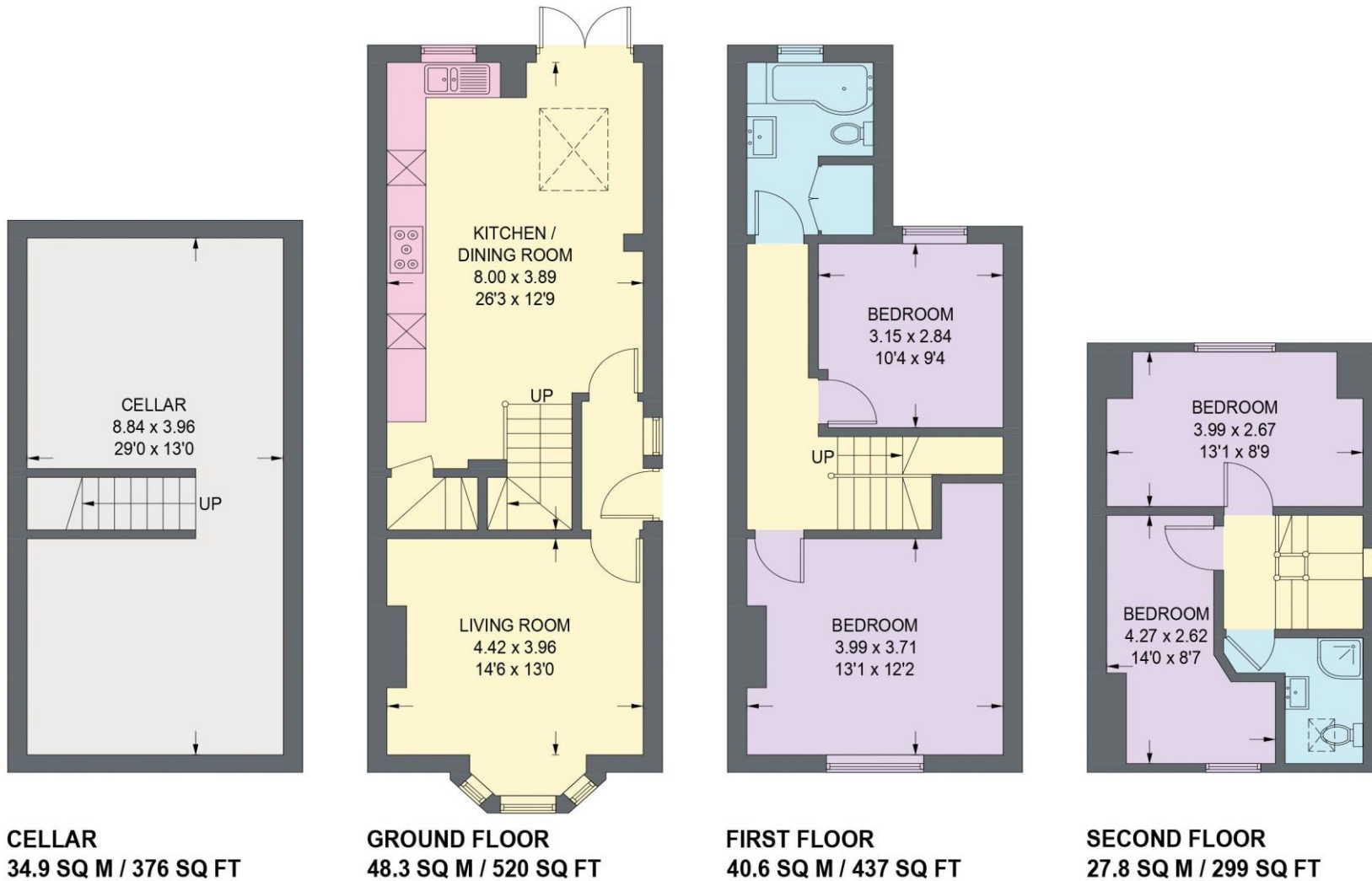


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1311391)



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