

5, Canterbury Crescent, Sheffield, S10 3RW

# 5, Canterbury Crescent

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## Description

This is a really exciting opportunity for the next owner to take this property onto the next level, with a plot size of 0.25 acres and plenty of space to extend (or convert the double garage) and form additional accommodation, subject to regs. This stylish 1960's home enjoys a great location on a generous south facing plot, towards the end of a winding approach that is shared by only one other property. The views towards the Mayfield Valley are incredible and create the perfect backdrop to this fine home. Situated close to first class schooling, and currently offering five bedrooms, the property would suit the family market, however, if some of these bedrooms were combined, it would equally suit those buyers who are wishing to downsize. The sitting room boasts the best view in the house while the adjacent dining room, kitchen and utility room could all be combined to create an open plan dining kitchen if preferred and also benefits from the same, stunning view. Externally the property has off road parking for three cars and a further double garage at the front and at the rear there is a large, south facing garden and a further parking space that can be accessed from Crimicar Close, perfect for keen gardeners, energetic children or perhaps even providing the potential for a building plot (subject to regs). Available with no onward chain, this is a rare opportunity for one lucky buyer to create the home of their dreams, in one of the most desirable parts of the city.

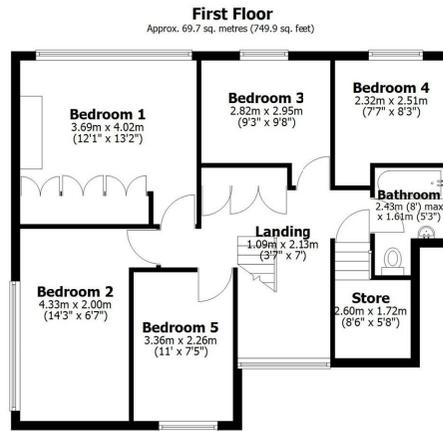
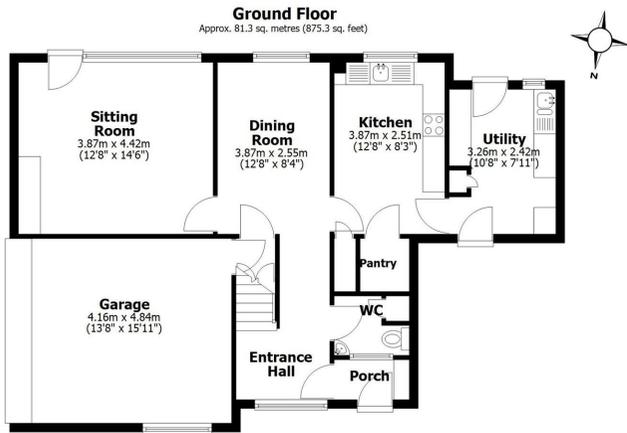
## IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Spacious five-bedroom home which could be enlarged by converting the garage if required (subject to regs).
- Two cosy reception rooms with stunning views towards The Mayfield Valley.
- Breakfast kitchen with utility room to the side.
- Large south facing garden including sheds, a greenhouse, space for vegetables and a potential building plot with access from Crimicar Close (subject to planning permission).
- Double garage and off road parking for at least four further cars (one space off Crimicar Close)
- Private location, close to Fulwood Villages excellent shops and highly regarded schooling for all age groups.
- Classic 1960's design and architecture.
- No onward chain and reroofed in 2020.
- Council Tax Band E and Freehold.
- Gas central heating, solar panels and timber framed double glazing combine to provide an EPC rating of D58.



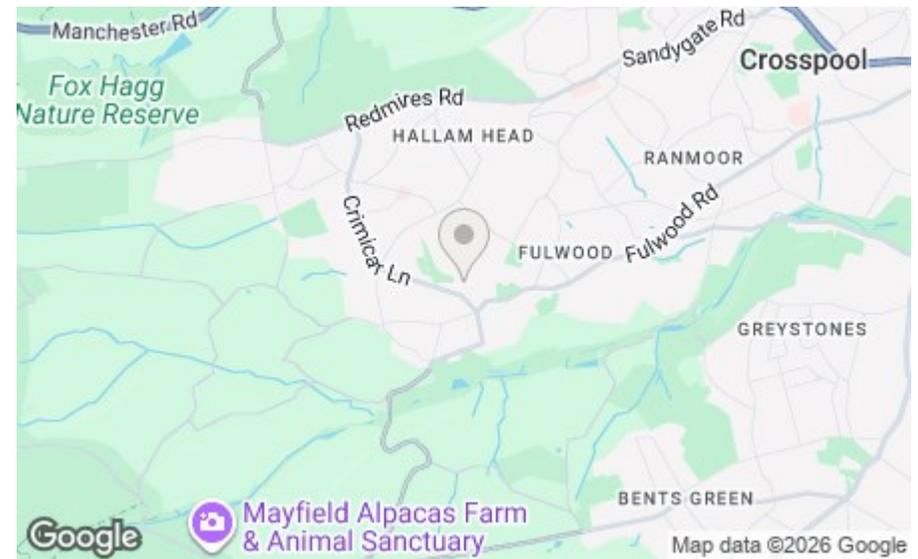




Total area: approx. 151.0 sq. metres (1625.2 sq. feet)

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

**5 Canterbury Crescent**



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