







## 217 Crimicar Lane

Fulwood • Sheffield • S10 4EH

Asking Price £575,000

Located on an extremely popular road in Fulwood, S10 is a stunning, effectively extended 4-bedroom semi-detached property. Superb family home, centred around an open plan dining kitchen, creating the hub of the home, which overlooks a stunning landscaped rear garden with attractive stone patio. Benefits from combination gas central heating, double glazing, driveway and integral garage. The property enters through a composite door into a light and airy, welcoming hallway providing under stairs storage. A cosy bay fronted lounge is presented in bold modern tones, carpet and made to measure blinds. The hub of the home is courtesy of a rear extension which overlooks the superb landscaped rear garden providing direct access through bifold doors to the attractive stone patio. A flexible, open plan living area incorporating a snug, dining area and modern kitchen, filled with natural light and pleasant outlook. The kitchen is fitted with shaker style units, topped with quartz worktops and integrated appliances including Neff double oven, induction hob and dishwasher. Adjoining is a separate utility room, housing the washing machine and combi boiler, providing rear door access and internal door to the garage. The first floor is well presented with neutral walls and grey carpet creating a blank canvas. There are 4 good sized bedrooms, including 3 double rooms, one ensuite and a smaller office. A stylish bathroom is equipped with modern white suite and contrasting vanity unit housing the hand wash basin and WC finished with decorative floor and white tiles. Externally a is a front garden alongside a generous driveway leading to the integral garage. At the rear is an impressive garden designed with attractive Indian stone patio creating a great dining/ entertaining space, beside a raised lawn complemented by established planting and mature hedging. The property is superbly located on the edge of beautiful open countryside, within a short walk of open playing fields and playground and well placed for shopping facilities at Lodge Moor, Fulwood and Crosspool. Within the catchment of Hallam and Tapton Schools.





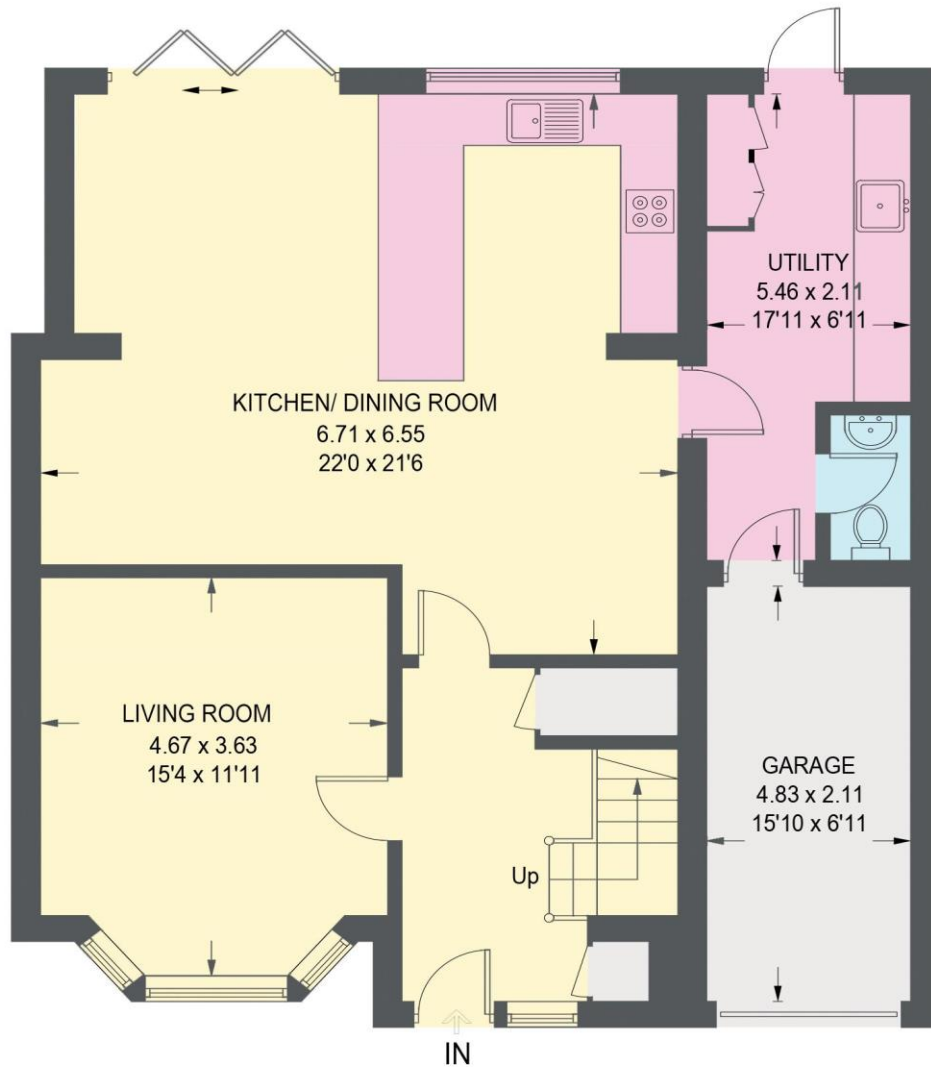
- Effectively Extended Semi-Detached Property
- Located on Popular Road in Fulwood, S10
- 4 Bedrooms & 2 Bathrooms
- Fabulous Open Plan Dining Kitchen
- Beautifully Presented Throughout
- Modern Kitchen & Separate Utility
- Reputable Schools within Catchment
- Generous Driveway & Integral Garage
- Freehold
- Council Tax Band C, EPC TBC



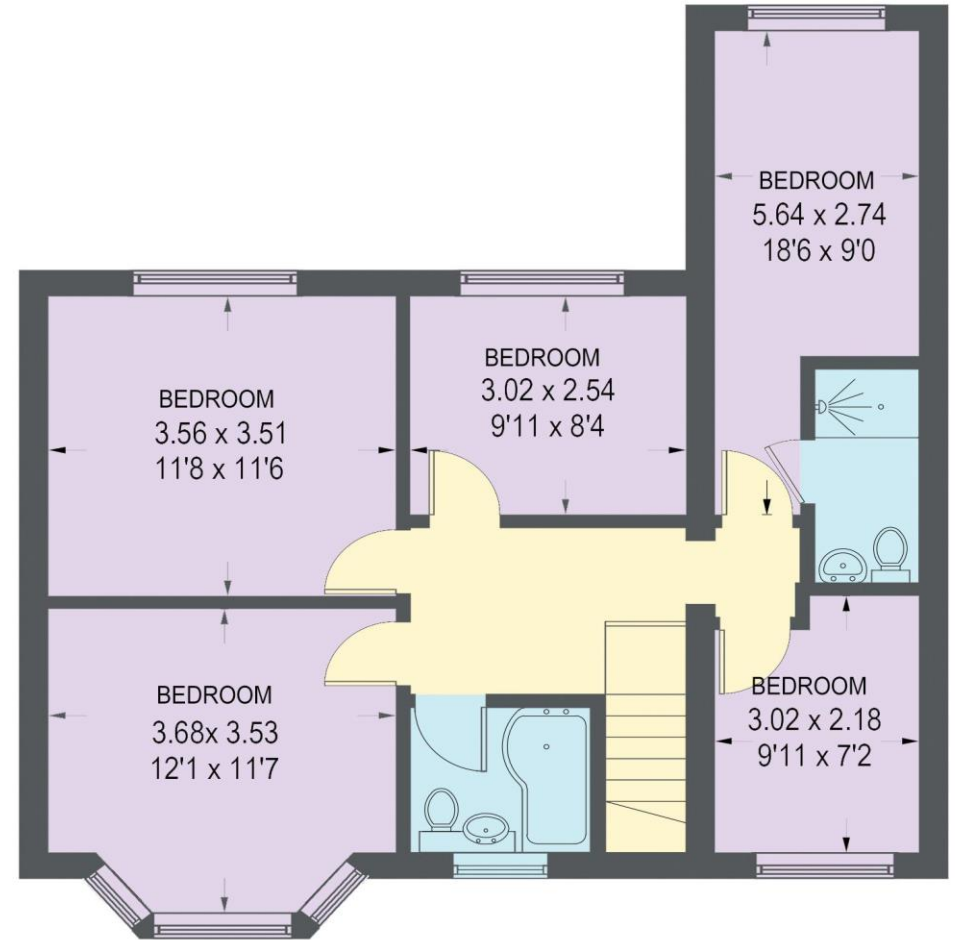


# 217 CRIMICAR LANE

APPROXIMATE GROSS INTERNAL AREA = 161.8 SQ M / 1742 SQ FT



**GROUND FLOOR = 94.2 SQ M / 1014 SQ FT**



**FIRST FLOOR = 67.6 SQ M / 728 SQ FT**

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



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