







34 Crimicar Lane

Fulwood • Sheffield • S10 4FB

£495,000

A superbly presented, extended, 4 bedroom semi detached property in the heart of Fulwood. Standing in an elevated position with lovely views to the front over the Mayfield Valley. This ideal family home has spacious accommodation arranged over 3 levels, with UPVC double glazing, modern gas central heating and an enclosed garden to the rear. A front facing composite door opens into the reception hallway, with W.C. The extended family kitchen is attractively fitted with a range of cream, gloss wall and base units complemented by a wood work surface, integrated appliances include an electric oven and gas hob. There is a large breakfast bar with ample family seating, together with front and rear French doors providing access externally. The through living/dining room has defined seating and eating areas, the living area having lovely views to the front and a wood burning stove providing a lovely focal feature of the room, set to a stone hearth, the dining area provides a space for formal eating/entertaining. To the rear is a useful utility room providing storage, with space and plumbing for a washing machine and tumble dryer. On the first floor is a spacious landing, providing useful home office/study space, and 3 double bedrooms all having lovely views either over Mayfield Valley at the front or the family garden to the rear. The bathroom is fitted with a modern suite comprising bath, corner shower cubicle, vanity wash hand basin and w.c. On the second floor is a 4th double bedroom with windows again positioned to take advantage of the views and an ensuite w.c with wash hand basin. Outside the property stands in an elevated position, well set back from the road with a front garden the majority of which is laid to lawn. To the rear is an excellent, enclosed and landscaped garden with patio areas providing outside entertaining, sitting and eating spaces, together with lawned areas. A timber summer house, provides craft or potential work from home space and a garden shed provides useful storage. Fulwood is a very sought suburb on the edge of the city with excellent access to the Peak District and lovely walks through Forge Dam. Excellent amenities are within a short walk, including a coffee shop, pub and supermarket, together with popular schools and excellent public transport links to Broomhill, Ecclesall Road and the city centre.



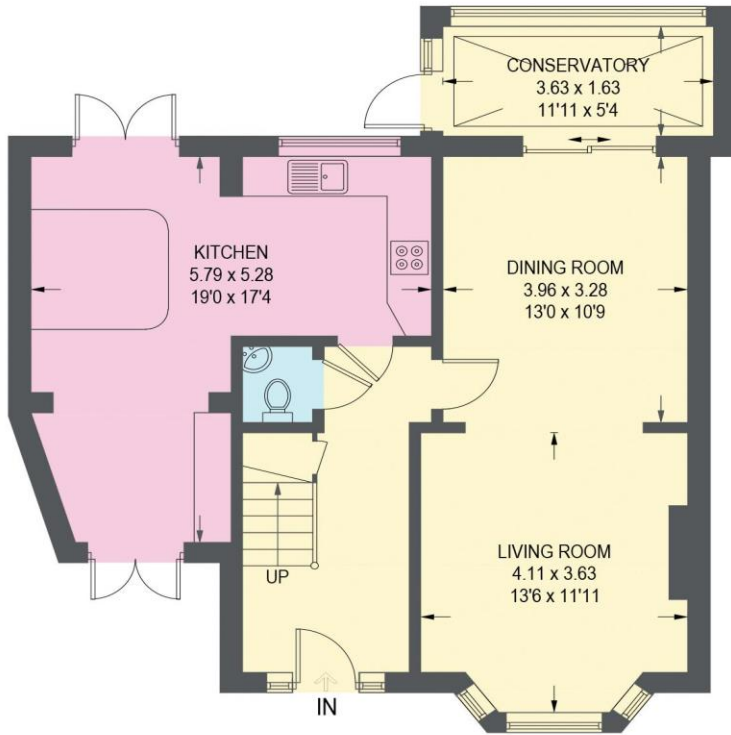


- Skillfully Extended Semi Detached
- Enclosed Family Garden At The Rear
- Four Double Bedrooms
- Heart Of Fulwood Village
- Lovely Views Over The Mayfield Valley
- Close To Popular Schools
- Tastefully Presented Throughout
- Leasehold
- UPVC Double Glazing And Modern Gas Heating
- EPC tbc

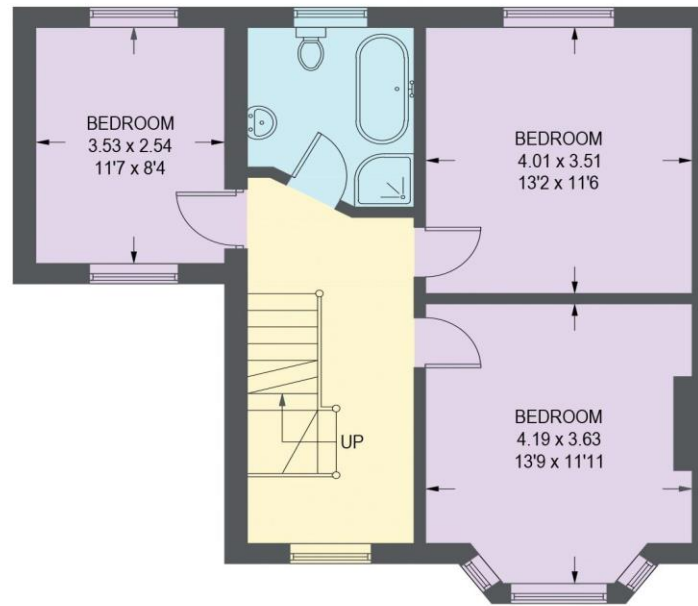


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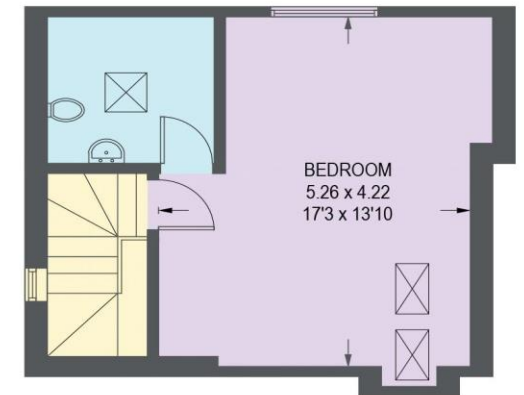
APPROXIMATE GROSS INTERNAL AREA = 159.8 SQ M / 1719 SQ FT



GROUND FLOOR = 71.3 SQ M / 767 SQ FT



FIRST FLOOR = 57.8 SQ M / 622 SQ FT



SECOND FLOOR = 30.7 SQ M / 330 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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