







## Mayfield View

52 School Green Lane • Fulwood • S10 4GR

£1,200,000

A superb, spacious 5 bedroom detached family property. In a stunning location on a lovely corner plot with uninterrupted open, south facing views over the Mayfield Valley. Offering over 3500 sq feet of well designed, light and airy, flexible accommodation arranged over 2 levels, and designed to take advantage of the views from the large living room and most bedrooms. Tastefully presented throughout and deserving of an internal inspection to appreciate the quality of accommodation on offer. On the ground is a spacious and grand entrance hallway with panelled walls and a stunning central staircase. The dining kitchen is well fitted with an extensive range of matching wall and base units, complemented by a granite work surface and including a range of Neff integrated appliances, ample space for a dining table and French doors opening to the rear garden. The snug provides a lovely, sociable family area adjacent to the kitchen. There is a formal dining room and a stunning, light filled living room, with a gas fire providing a focal feature of the room, 2 bay windows and French doors are positioned to take advantage of the superb views of the Mayfield Valley. A cloakroom and w.c complete the ground floor accommodation. On the 1st floor is a galleried landing, and cleverly designed bedroom space. The spacious principal bedroom having fitted wardrobes and uninterrupted open views over the adjoining countryside, hidden doors open into the en-suite bathroom. The second bedroom has a dressing area and en-suite, the third bedroom also has an en-suite, 2 further double bedrooms and a family bathroom complete the 1st floor accommodation. Outside the property occupies a lovely corner plot with superb views over the adjoining Mayfield valley and views towards Fulwood Church and the city centre beyond. There are landscaped gardens to the front and rear. The front garden having a raised patio positioned to take advantage of the view and a level lawn well screened by a mature hedge. The rear garden has a further lawned area, pond, stream, waterfall and a patio positioned to take advantage of the afternoon/evening sun. A driveway provides off road parking and leads to the integral double garage, with parking for 2 cars. Fulwood is a very sought after location on the South West fringes of the city, adjoining open countryside and within a short drive of the Peak District. Village amenities include a supermarket, coffee shop, bakers, pub and greengrocers. It is well served by public transport, and is close to the cities hospitals and universities, together with popular public and private schools. Freehold





- Spacious Family House
- Stunning Views Over Mayfield Valley
- 5 Bedrooms & 4 Bathrooms
- 3 Reception Rooms
- Landscaped Gardens

- Double Garage
- Popular School Catchment
- Viewing Essential
- Freehold
- EPC - tbc





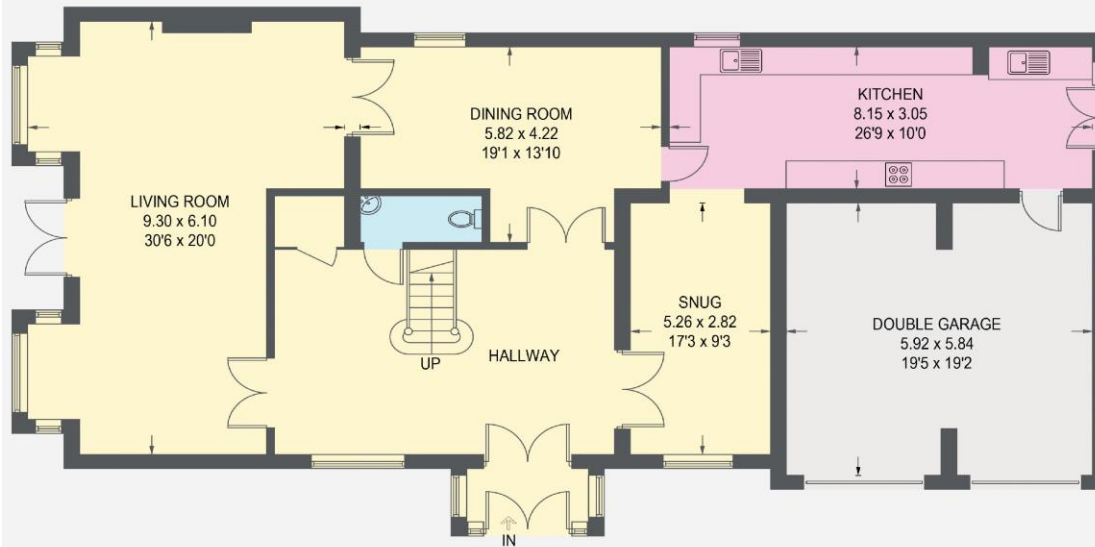
# 52 SCHOOL GREEN LANE

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)

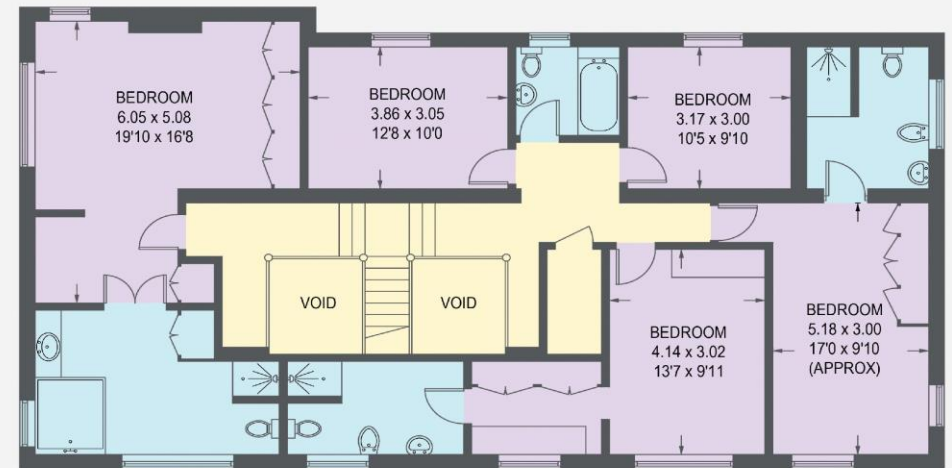
GROUND FLOOR = 184.3 SQ M / 1984 SQ FT

FIRST FLOOR = 153.3 SQ M / 1650 SQ FT

TOTAL = 337.6 SQ M / 3634 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
184.3 SQ M / 1984 SQ FT



**FIRST FLOOR**  
153.3 SQ M / 1650 SQ FT

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



**haus**

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