







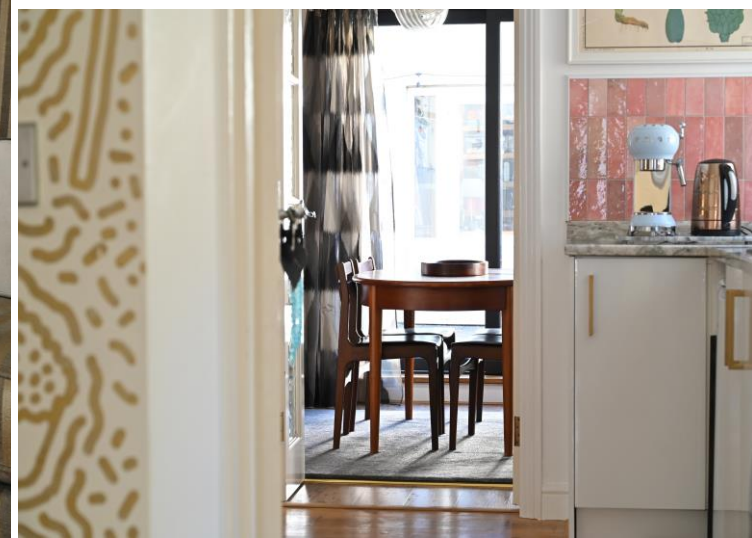
10 Cobden View Road

Crookes • Sheffield • S10 1HQ

Guide Price £375,000 to £400,000

A unique, stylishly presented 3-bedroom detached house located in the sought-after area of Crookes. Improved by recent owners to create a fabulous home refurbished throughout, incorporating gated driveway, enclosed patio and separate spacious studio fitted with log burner. A side door entrance opens into a spacious hallway complemented by parquet flooring and bespoke décor. Generous under stairs storage houses the Ideal combination boiler. The impressive flooring continues through into a front facing box bay lounge with focal feature fireplace and coal effect gas fire. To the rear steps raise to the bright and airy kitchen, fitted with white units, finished with superb Indian marble worktops and striking pink tiles matched with brass handles, engineered wooden flooring and plantation shutters. Double doors open through to the adjoining dining room which infuses with the enclosed rear patio leading to the separate studio. The first floor is individually styled offering a master bedroom fitted with freestanding gas stove, sleek integrated sliding door wardrobes, Velux windows and a fabulous ensuite bathroom equipped with gold bathtub, elegant tiling, vintage radiator and hand wash basin. A front facing bedroom features built in wardrobes and box bay windows with fitted storage and window seat. A further third bedroom is currently used as a study, tastefully presented. A separate shower room is presented in marble effect tiling, bespoke vintage vanity unit and anthracite heated towel rail. Externally a gated driveway offers valuable off-street parking. Secure gates open into an enclosed patio which links the property to a separate studio at the rear. A generous, versatile room/studio offering great potential equipped with log burning stove, Belfast sink and newly installed door and windows. Cobden View Road is well-placed for local shops and amenities, reputable schools, recreational facilities and access links to the city centre, hospitals, universities, and the Peak District.





- Stunning Detached Property in Crookes, S10
- Close to Universities & Hospitals
- 3 Bedrooms
- Stylishly Presented Throughout
- Fabulous Shower Room & Ensuite Bathroom

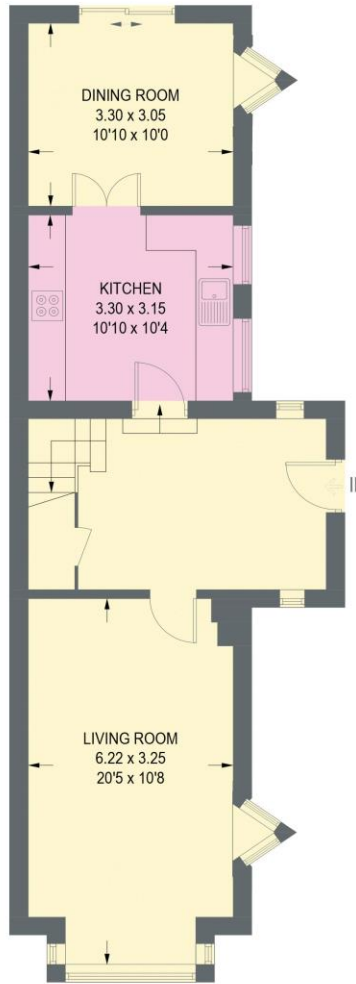
- Impressive Kitchen with Integrated Appliances
- Separate Studio Offering Great Potential
- Gated Driveway & Enclosed Courtyard
- Freehold
- Council Tax Band D, EPC C





10 COBDEN VIEW ROAD

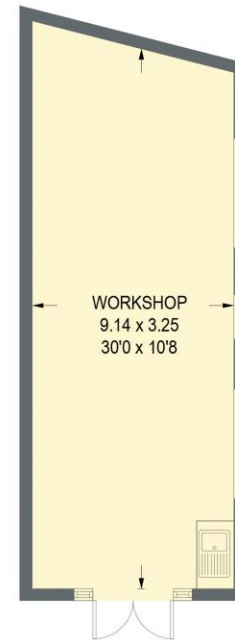
APPROXIMATE GROSS INTERNAL AREA = 108.3 SQ M / 1166 SQ FT
WORK SHOP = 29.8 SQ M / 321 SQ FT
TOTAL = 138.1 SQ M / 1487 SQ FT



GROUND FLOOR
56.4 SQ M / 607 SQ FT



FIRST FLOOR
51.7 SQ M / 556 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

