

# Saxton Mee



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**Crimicar Lane Fulwood Sheffield S10 4EJ**  
**Guide Price £375,000**



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Sheffield S10 4EJ

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**\*\* FREEHOLD \*\*** Located within the highly sought after suburb of Fulwood S10 is this lovely bay fronted, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. The property has had a new boiler (installed 2022), a new bathroom and downstairs toilet (2022) and a new roof in 2023.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a front uPVC door into the entrance hall with a downstairs WC. Access into the well proportioned lounge with a large bay window allowing lots of natural light. Double doors then open to the kitchen/diner which has a modern range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a dishwasher, electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer and the housed gas boiler. A sliding patio door opens onto the rear garden, providing a perfect extension for indoor/outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft via pull-down ladders, the three bedrooms, WC and the bathroom. The principal has a large bay window and fitted wardrobes. Double bedroom two is to the rear aspect. Bedroom three is to the rear aspect. The modern and contemporary bathroom has a bath with overhead shower and a wash basin, complemented with a chrome towel radiator.

- LOVELY FAMILY HOME
- THREE BEDROOMS
- WELL PROPORTIONED LOUNGE
- KITCHEN/DINER WITH SLIDING PATIO DOORS
- GOOD SIZED REAR GARDEN
- DRIVEWAY & GARAGE
- SOUTHT AFTER LOCATION
- AMENITIES CLOSE-BY
- HIGHLY REGARDED SCHOOLS
- EASY ACCESS TO THE CITY CENTRE





**OUTSIDE**

To the front of the property is a low stone wall with hedgerow and a gravelled garden area. A driveway leads to the garage. From the garage, a door gives access to the rear garden which is mostly laid to lawn and has a good sized wooden decked area.

**LOCATION**

Located in the highly sought-after area of Fulwood, this house is an ideal choice for those seeking a modern and stylish family home. Its convenient location provides easy access to local shops/amenities, highly regarded schools, and excellent transport links, making it an ideal base from which to explore the surrounding area. You have green spaces including Forge Dam within walking distance and you're only minutes from the picturesque Mayfield Valley and Peak National Park.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band C.

**VALUER**

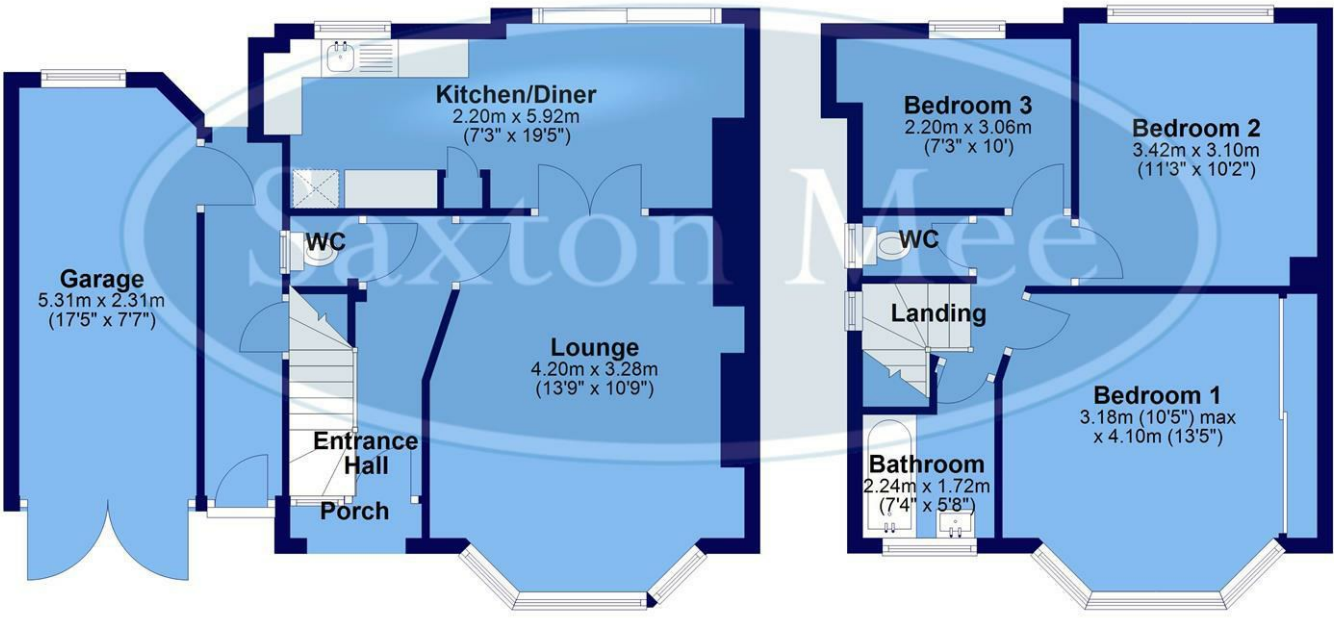
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



**Ground Floor**  
Approx. 58.8 sq. metres (633.3 sq. feet)

**First Floor**  
Approx. 41.0 sq. metres (441.3 sq. feet)



**Total area: approx. 99.8 sq. metres (1074.6 sq. feet)**  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		68	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (81-91)		
B (61-80)			
C (41-60)			
D (21-40)			
E (1-20)			
		65	77
England & Wales		EU Directive 2002/91/EC	