

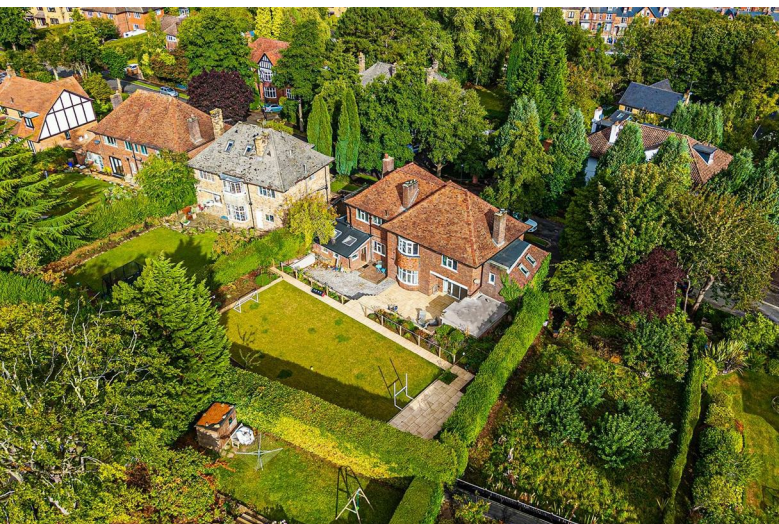


22 Clarendon Road

Fulwood, Sheffield, S10 3TR

Asking Price £1,000,000

22 Clarendon Road



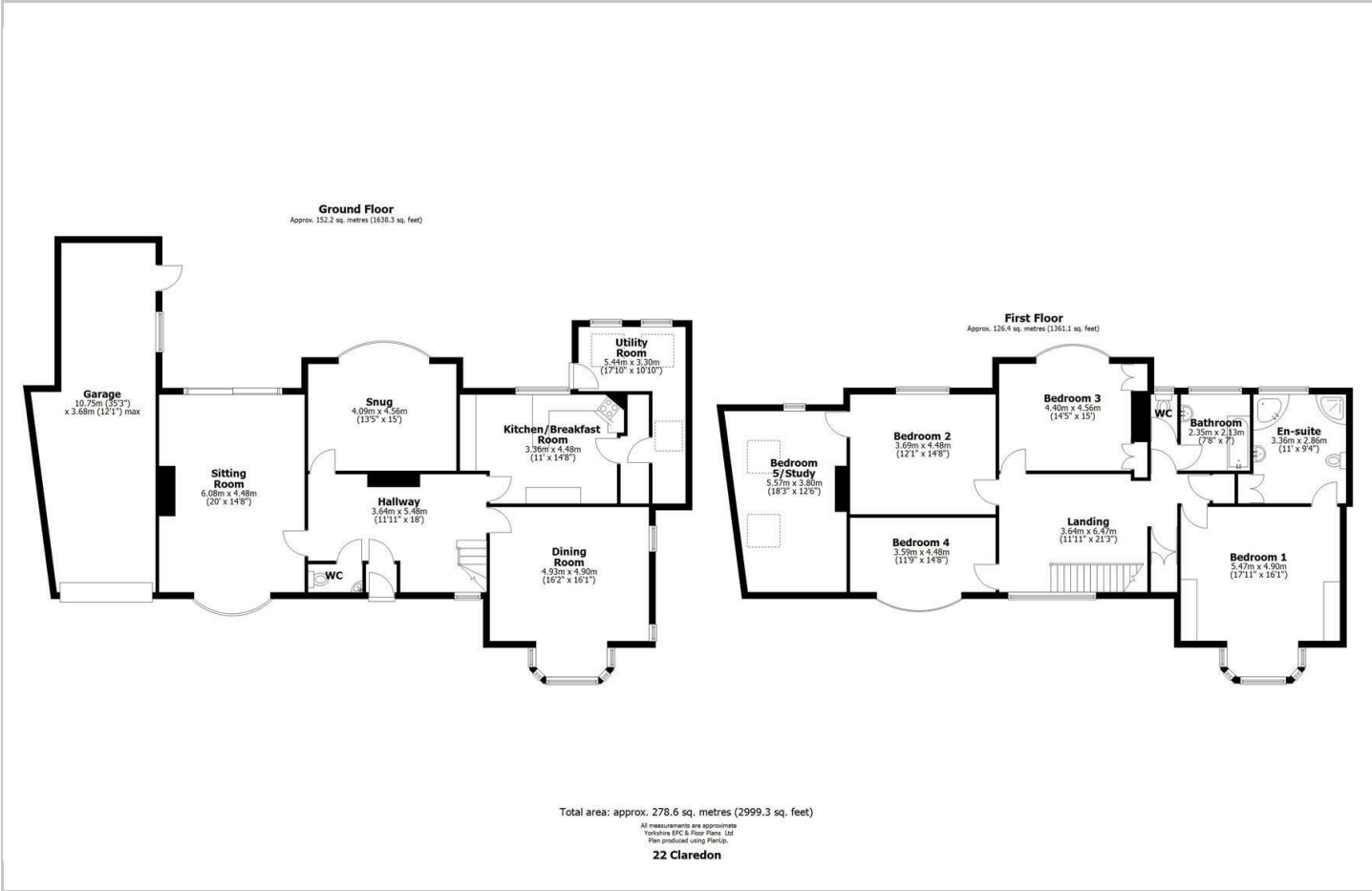
Description

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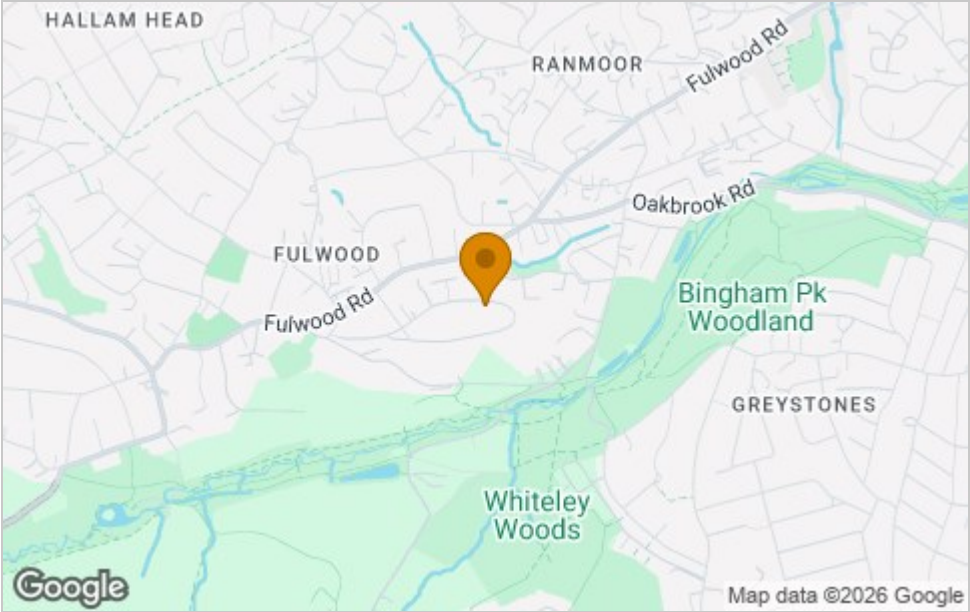
Homes on Clarendon Road rarely make it onto the open market, demand for this area has always been unprecedented and when you combine the first class location, close to the main city hospitals and universities, the convenience of local shops, and ease of access into the beautiful Mayfield Valley, it is very easy to see why. This gorgeous family home has everything going for it, with over 2788 square feet of accommodation, planning approval to extend the kitchen (23/01109/FUL) and a south facing aspect, it really does offer everything a family could require. Standing close to the bottom turn of Clarendon Road and so benefitting from a high degree of privacy, with little in the way of passing traffic, this splendid property occupies a slightly elevated position from the road which amplifies the views towards Ranmoor, from the principal suite, the galleried first floor landing and the fourth bedroom. The rear garden faces due south and has recently been landscaped to accommodate a large entertaining terrace, with central, dressed stone steps rising to a level area of lawn and there is already provision for the kitchen extension to take place. On the inside, the rather grand and welcoming reception hall features decorative wood panelling that rises to the galleried landing above and also continues into the formal dining room. This well proportioned room, with elegant original flooring to complement the untouched panel work, is surely the perfect place to entertain guests and enjoy a wonderful Christmas. There are two further reception rooms providing versatility in their use and plenty of space to spread out and a kitchen/diner which opens onto the extended utility room. Off the first floor landing there are four/five bedrooms, ideal for those with children or providing versatility to those who may work from home, two bathrooms (one ensuite), a charming linen store and access into the loft space that provides potential for further development if so desired and subject to regs. For motoring enthusiasts the tandem, double garage has an inspection pit and there is off road parking for at least two cars. The property may require a general scheme of modernisation in places but it does benefit from recently improved UPVC double glazing, with the latest in energy retaining glass, and there has been a comprehensive scheme of rewiring and many of the rooms have been re-plastered in the last two years. This really is a superb opportunity for one lucky buyer to blend the charming original features from the 1920's with more contemporary fittings to create the home of their dreams on this highly regarded and exclusive road.



Floor Plan



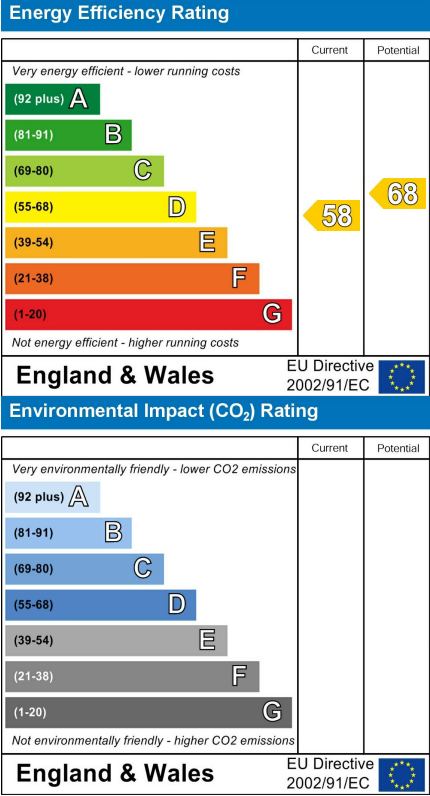
Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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