



535, Crookesmoor Road, Sheffield, S10 1BJ

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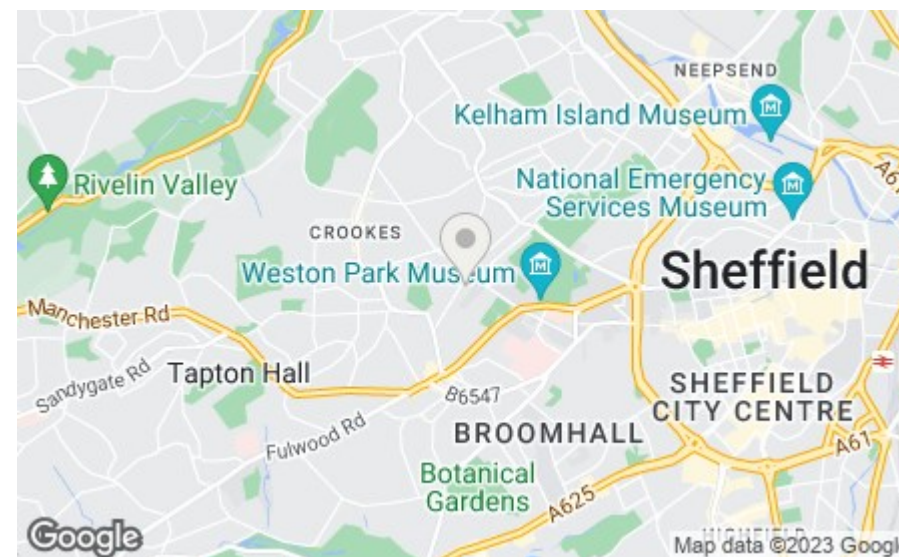
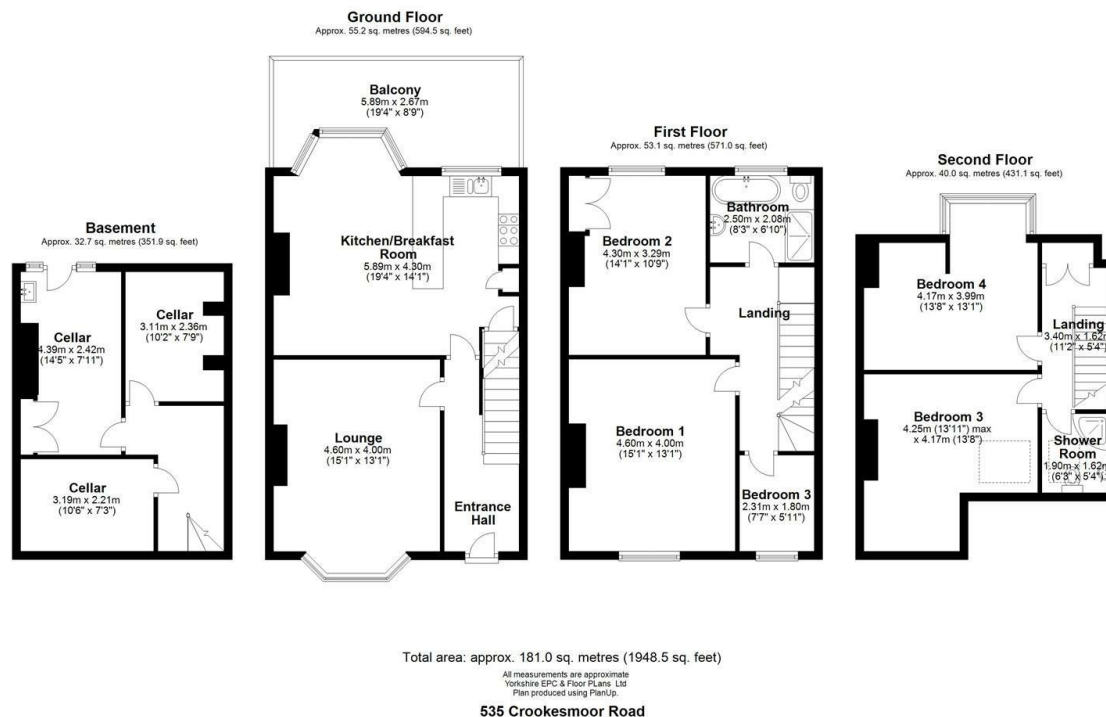
Description

An attractive Victorian villa with a superb range of accommodation over three floors including traditionally generous rooms and plenty of space for entertaining and family life. You will love this bright and welcoming home, with its elegant feel, original features, lofty ceilings and a lovely stone-walled garden to complement the interior. The home's prime location between the city and the beautiful Peak District is also sure to impress. Situated within excellent school catchment areas, it enjoys a close proximity to the universities and main hospitals, frequent bus services to the city and many parks including Sheffield's renowned Botanical Gardens. As a sought-after conservation area with a lively feel, Broomhill is the perfect location for families who appreciate a cosmopolitan lifestyle with easy access to an eclectic variety of independent shops, bars and restaurants and a wealth of leisure, cultural and sporting activities that combine to make the area so highly desirable. This spacious family home has the potential to be made even larger via the extensive basement rooms. Many of the surrounding properties have developed and even extended here to add additional accommodation and with direct access to the pretty garden this would be the perfect way to make the most of all that this house has to offer. The lovely, south facing garden at the rear is surprisingly private in the warmer months of the year, being well screened from the surrounding area by the foliage of the mature, neighbouring trees it has been lovingly tended by the current owners and includes dining areas, lawns, a spiral staircase (sourced locally) that accesses the raised terrace outside the kitchen/diner and a lower tier where there are chickens and raised beds for growing vegetables.

- Five double bedrooms.
- Sitting room with bay window and lovely moulded coving to the high ceiling.
- Open plan dining kitchen with elegant Quartz work surfaces, a rear bay window and a cosy wood burning stove.
- Two modern bathrooms with a cast iron bath and a separate shower in the principal suite.
- Extensive basement rooms (including a utility room) that represent huge potential for further development.
- Gas central heating via a combination boiler and electric under floor heating in the main bathroom.
- Double glazing including some with UPVC frames and the majority being timber sashes.
- Gorgeous rear garden with mature Fig and Magnolia trees alongside terraces and pedestrian access to the lane at the rear.
- Freehold and 1948 of accommodation (including the basement rooms).
- Pretty front garden and reception hallway combine to provide a welcoming first impression.







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