

55 Canterbury Avenue, Sheffield, S10 3RU

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Description

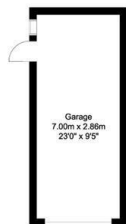
A quite beautiful, 1920's semi detached family home that enjoys an exclusive and private setting in the heart of Fulwood. Approached via a long driveway that is shared with only one other neighbour, the property is situated in immaculate gardens to both the front and rear and offers parking for a number of vehicles. The property has retained much of its original charm and character while having also been modernised to a high standard. You will note the higher than average ceiling heights which, when combined with the generous room sizes, promote a real sense of grandness and feeling of space. There are numerous attractive features throughout the three floors of accommodation and modern fixtures and fittings have been installed in all the right places but the glimpses of The Mayfield Valley that are available, in particular on the first floor, will also be sure to appeal and add to the sense of exclusivity you get from living in such a private spot. Although the property has a high degree of privacy number 55 also benefits from its situation, in the heart of Fulwood, close to regular bus services into the city and a host of local amenities that can be found at the centre of the village. The S10 postcode is also very popular with those with either a medical or academic background due to its position close to the main city hospitals and universities while the family market have always appreciated the first class local schooling that is found close by and the picturesque walks found in the beautiful surrounding countryside of The Peak District National Park. This really is a superb property that will not fail to impress both on the inside and out and offers the next owner the potential to develop the property further by extending to the side, rear or by remodelling the loft conversion if the necessary consents are acquired.

- Five double bedrooms including one with a balcony overlooking the stunning garden and the valley beyond.
- Two bathrooms including an ensuite shower room.
- Large and versatile dining room with bay window and traditionally high ceiling.
- Spacious sitting room with a smart limestone surround to the remote controlled, Gazpro fire and French windows to the garden.
- Wide and welcoming reception hall with access to a walk in cloakroom and a ground floor W.C.
- Breakfast kitchen with elegant Corian work surfaces to the David Martin installed kitchen which includes a walk in pantry for all your culinary requirements.
- Off road parking for several cars and a detached garage which features an electric door.
- South westerly facing front garden which includes artificial grass, raised beds and a lovely terrace.
- Modern gas central heating via a Worcester boiler, installed in 2018 and full UPVC double glazing.
- Council Tax Band - F, Freehold and EPC rating C70.





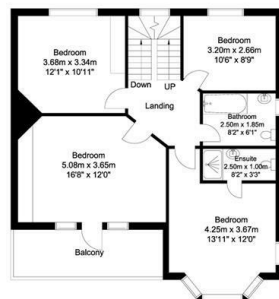
Outbuilding
20 sq m/215.27 sq ft
Approx.



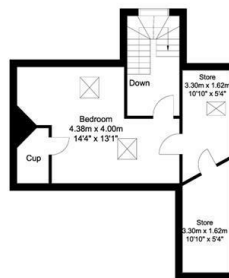
Ground Floor
82 sq m/882.64 sq ft
Approx.



First Floor
71 sq m/764.23 sq ft
Approx.



Second Floor
38 sq m/409.02 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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