
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
70
68, Brooklands Crescent, Sheffield, S10 4GG

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Description

This really is a fabulous family home. The current owners have transformed the original property into something quite special. With a basement conversion and a two storey extension at the rear the property now offers over 1593 square feet of accommodation and rivals some of the detached houses in the area for size and comfort. The renovations have also extended outside where you will now find a very pleasant garden that includes a level lawn that is framed by sleepers and a pergola covering the flagged patio area at the foot of the plot. The ground floor layout is fairly open plan with a lounge area opening into a modern kitchen with Quartz working surfaces. The lounge can be separated from the kitchen by closing the pocket doors to create a more cosy feel. Beyond the kitchen there is a dining area which enjoys a delightful rear aspect via the picture window. Stairs descent to the converted basement that features an additional reception room with direct access to the garden. The cellar at the front of the property provides valuable storage for the family market and offers potential for further development subject to the necessary consents. Upstairs there is a luxurious family bathroom and three bedrooms which include two good doubles, with the principal bedroom opening into a walk through dressing area with an ensuite shower room beyond. Many of the surrounding properties have also converted the loft room and it is suggested that there is the potential to also do the work here if more living space was required (subject to regs).

About the area

Fulwood Village is such a great place to live. Families are naturally drawn to the neighbourhood with the promise of excellent schooling for all age groups, the friendly community feel and the close proximity to Forge Dam Park, playgrounds and country walks in the Mayfield Valley. Commuters can hop on to a bus service that runs into town, past the main city hospitals and universities, and can be at their desks in under half an hour and the area is also popular with retirees. The S10 postcode offers something for everyone with excellent sporting facilities including one of the cities most challenging golf courses, a tennis club and the oldest football ground in the world at Hallam F.C. There is also a vibrant social scene with many cafes and award winning pubs and restaurants having you covered at the weekend to let your hair down. Brooklands Crescent is a great place to live and number 68 is found close to the bottom of the road, only a short walk away from everything that this most desirable neighbourhood has to offer.

Important Information

- Extended accommodation providing plenty of room for a growing family and those who now spend time working from home.
- Modern fixtures and fittings throughout and a great layout to suit the modern way of life.
- Open plan kitchen diner with quality fittings, a modern design and a feature picture window overlooking the garden.
- Lounge with bespoke plantation style shutters to the bay window.
- Basement conversion providing further reception space and access to a storage cellar.
- Two luxurious bathrooms (one ensuite) with elegant tiling framing the sanitaryware.
- Block paved off road parking.
- Landscaped garden providing the perfect backdrop to this special home.
- Freehold and Council Tax Band D.
- Modern double glazing, heating, solar panels (need connecting) and insulation levels combine to produce an excellent EPC rating of C70





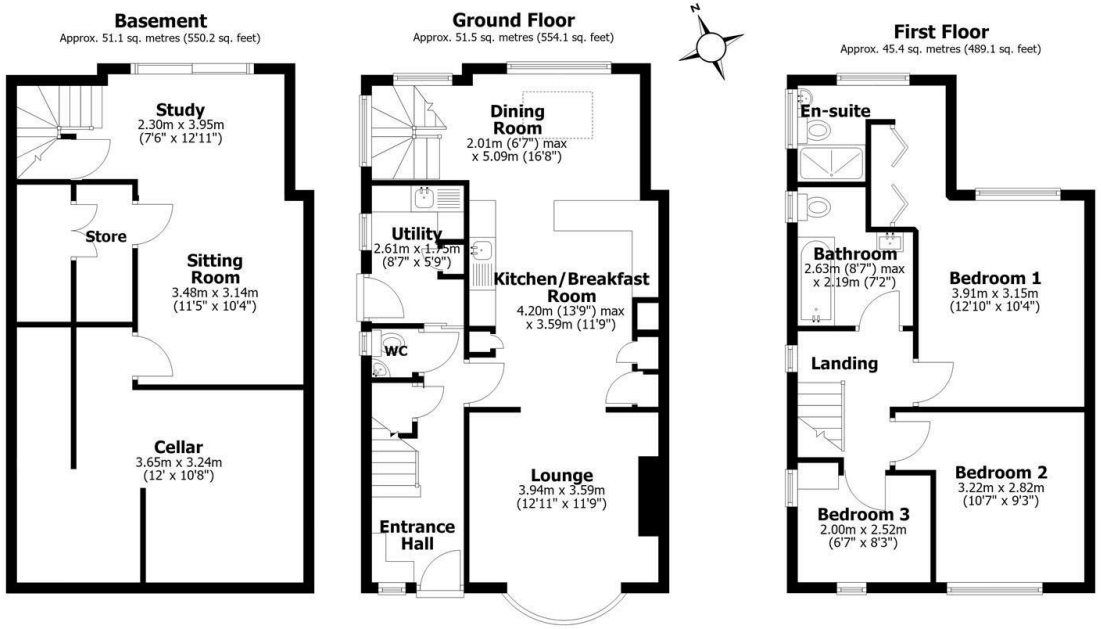












Total area: approx. 148.0 sq. metres (1593.5 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

68 Brooklands Crescent





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