

72, Brooklands Crescent, Sheffield, S10 4GG



# 72, Brooklands Crescent

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## Description

What a lovely property this is. Combining an excellent location, close to the desirable Fulwood Village and Forge Dam alongside a superb layout and fabulous finish. The property has undergone significant improvements in recent years with the addition of a second floor via an impressive, dormer loft conversion. This space now provides the house with a stunning principal suite which includes a spacious bedroom area and a luxurious shower ensuite. The loft conversion has freed up space on the first floor to make room for a home office in the fourth bedroom, ideal for those who now spend some time working from home. On the ground floor the front lounge also has a lovely finish, with a wood burning stove providing a lovely focus in the colder months of the year and being flanked by bespoke shelving and cabinetry, combining to make a very cosy reception room. To the rear of the house there is a large dining kitchen which could be made even larger by extending out into the generous garden (subject to regs), and creating a forever home. This super family home is situated on a very desirable road, a short walk away from the excellent local amenities that can be found in Fulwood Village alongside picturesque walks through Forge Dam and both the Mayfield and Porter Valleys along with speedy transport links into town. The S10 postcode is popular with a broad range of buyer due to the first class schooling and close proximity to the main city hospitals and universities and there are also excellent sports facilities including golf, tennis and football clubs. This property combines a great finish with potential for further works and a desirable location and will sure to impress even the most discerning of buyers.

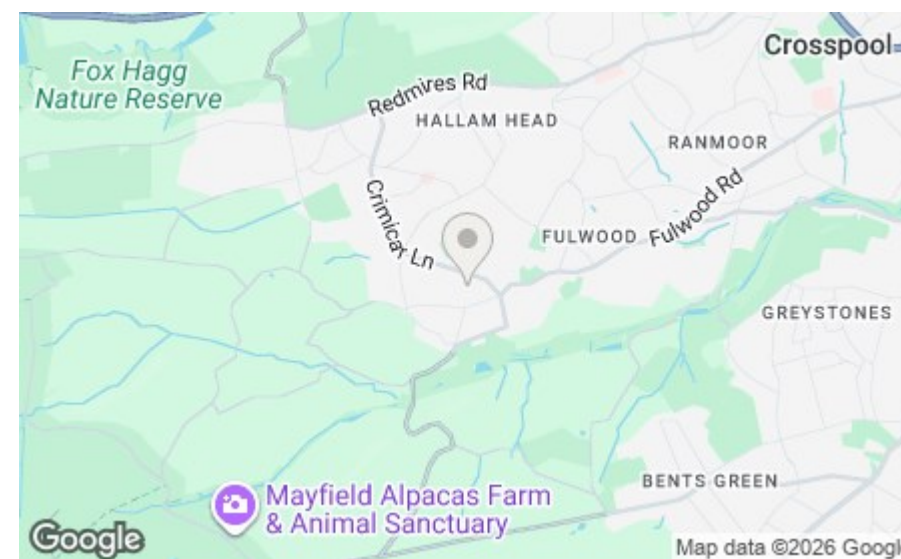
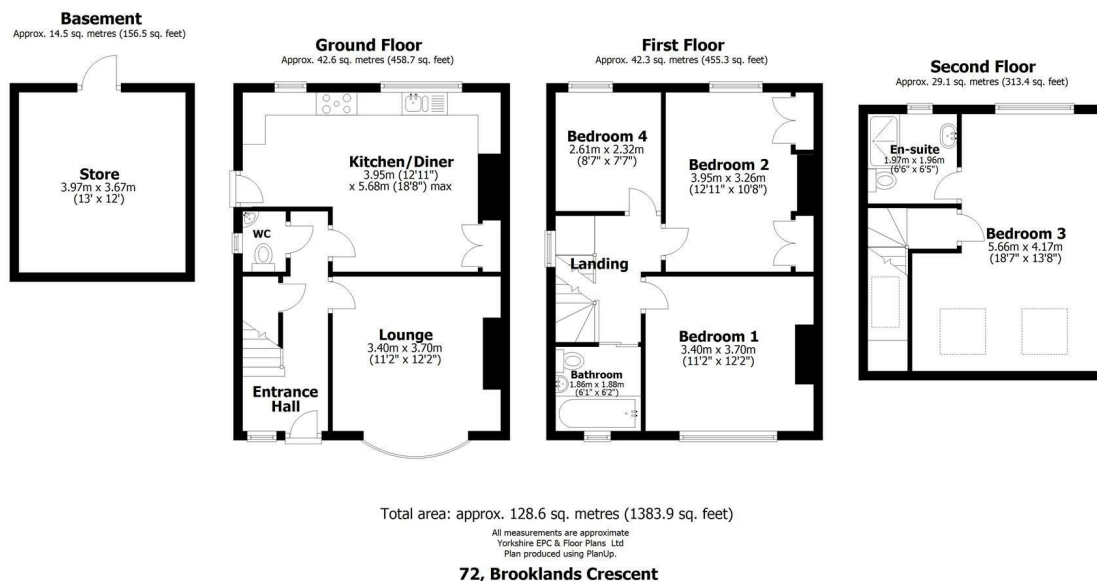
- Four bedrooms including a fabulous principal suite.
- Cosy lounge with wood burning stove.
- Open plan dining kitchen perfect for everyday life and overlooking the garden to the rear.
- Reception hall and ground floor W.C.
- Two bathrooms including a luxurious ensuite to the principal bedroom.
- Block paved off road parking.
- Large rear garden with terrace and lawn alongside plenty of space to extend into (subject to regs), if required.
- OPEN DAY SATURDAY 17TH JANUARY - Call ELR to book on 0114 268 3388!
- Modern gas central heating and UPVC double glazing alongside a wood burning stove in the lounge.
- GUIDE PRICE £525,000 to £550,000











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ESTD 1840

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