

33, Newfield Crescent, Sheffield, S17 3DE

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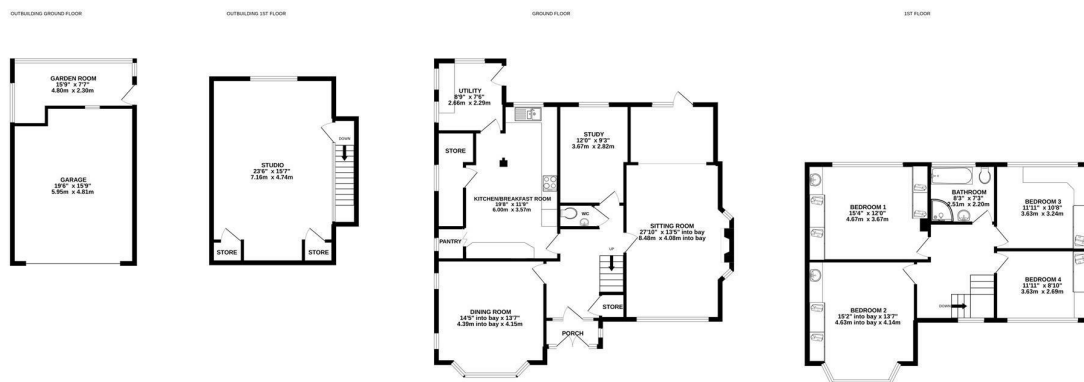
## Description

When you combine this property's highly desirable location alongside the large plot, versatile accommodation and south facing aspect you get something quite special indeed. It's rare to find something in the village that ticks all the boxes and quite often houses of this calibre don't even make it onto the open market so an early viewing is very much advisable. The discerning buyer will appreciate number 33's position at the top end of this most desirable village and the fact that the principal accommodation all enjoys the sunny outlook over the immaculate and mature, south facing garden that backs onto the recreation ground. The position, adjacent to 'The Rec' also adds to the feeling of openness and privacy that this property enjoys at the rear. The development potential is obvious however the property, as it stands is already a fabulous family home, offering extended, thoughtfully designed accommodation over two floors including three reception rooms and four good double bedrooms all complemented by a studio that is located over the detached, double garage. It is suggested that the spacious garage and associated studio could be remodelled to form an annexe for dependent relatives, guests or even as a separate holiday let/Airbnb to supplement one's annual income if so desired, alternatively there is room here for meetings, working from home or entertaining. With the uncertainty and spiralling costs in the utilities sector the sola panels that return an average of £600 per annum will provide peace of mind and these 'green' add ons are supported by gas central heating and double glazing throughout.

- Four good double bedrooms, all with fitted wardrobes.
- Large sitting room with garden views and feature fireplace.
- Dining room with bay window and excellent proportions, ideal for entertaining.
- Breakfast kitchen with pantry and garden views.
- Versatile study/snug/playroom.
- Ground floor W.C and a separate utility room that opens onto the garden.
- Modern family bathroom.
- Off road parking for several cars with a wide driveway leading down to the double garage.
- Double garage accessible via an electric door and featuring a spacious, first floor studio above, ideal for a multitude of uses.
- Sola panels, double glazing and modern gas central heating improving the energy efficiency.





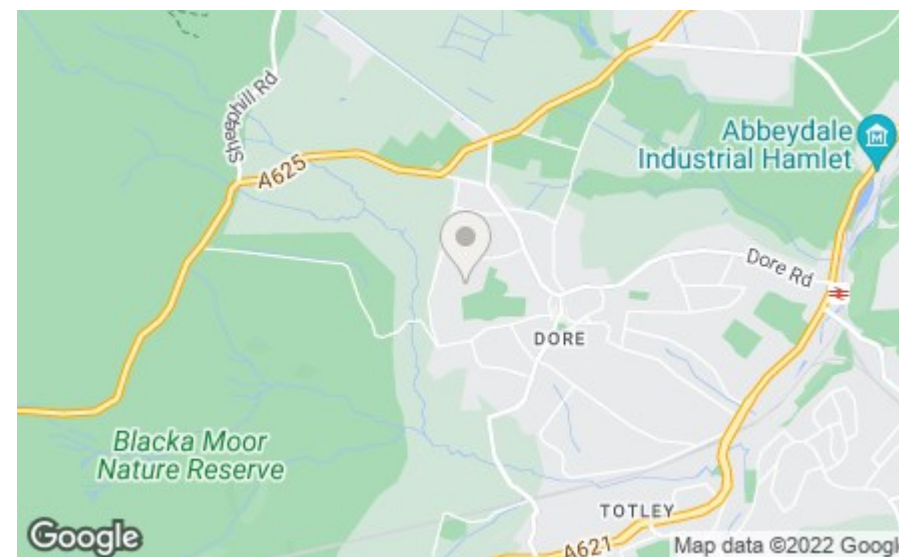


THE OUTBUILDING IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 2678 sq.ft. (248.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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