



# 72, Brooklands Crescent

Sheffield, S10 4GG

## 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



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



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.

#### IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

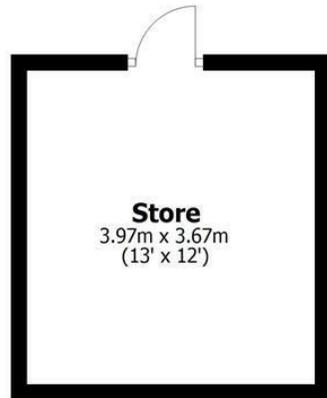






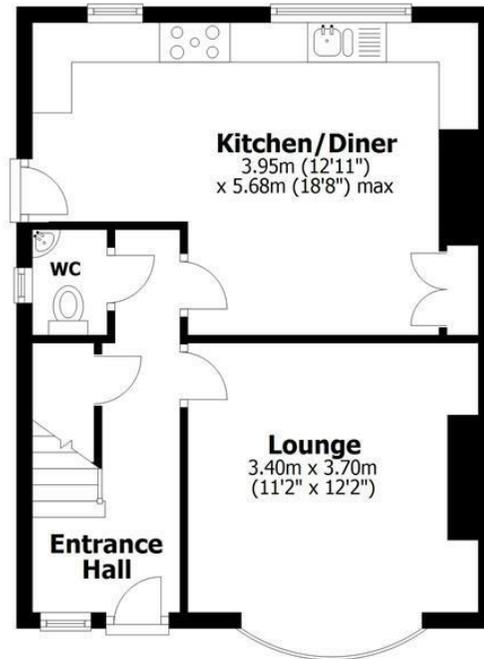
### Basement

Approx. 14.5 sq. metres (156.5 sq. feet)



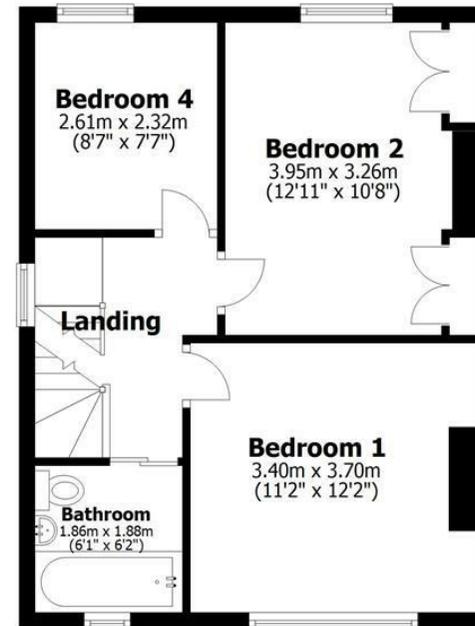
### Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



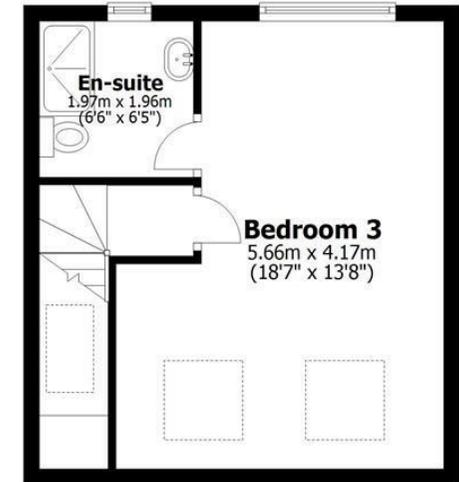
### First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



### Second Floor

Approx. 29.1 sq. metres (313.4 sq. feet)

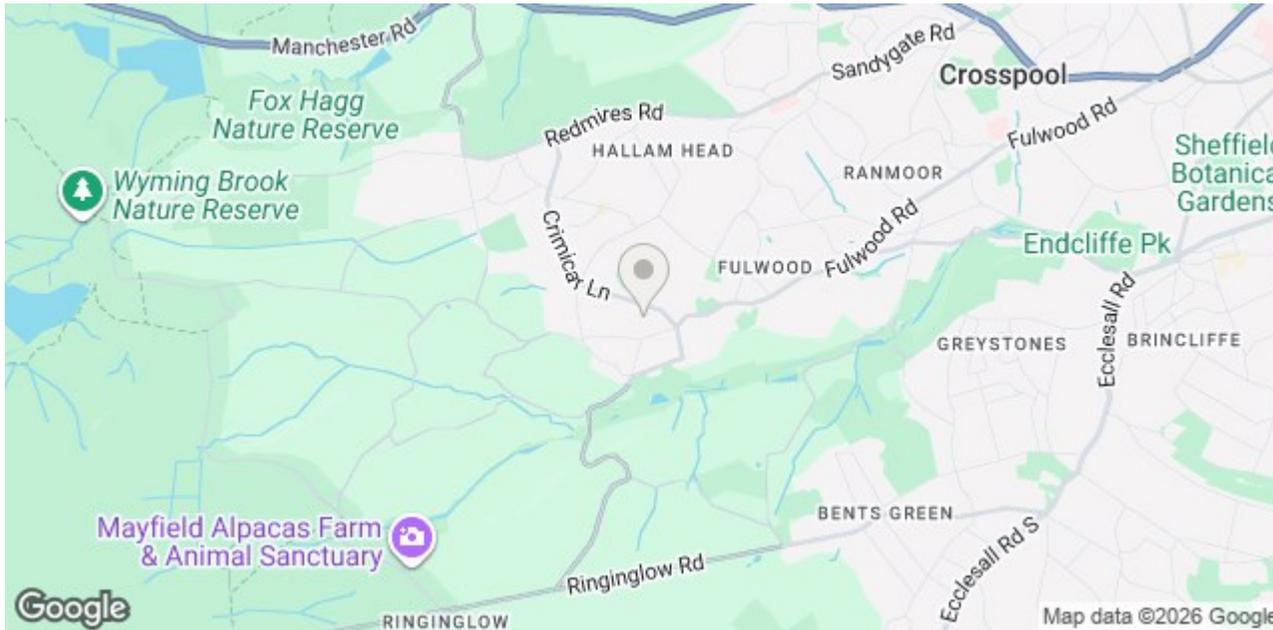


Total area: approx. 128.6 sq. metres (1383.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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