



64, Crawshaw Grove, Sheffield, S8 7EB



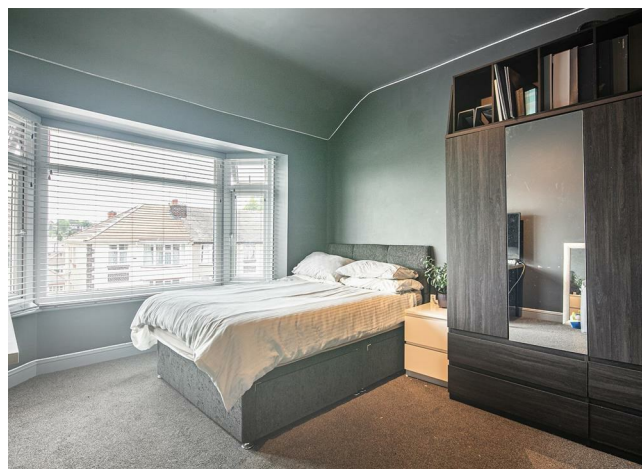
# 64, Crawshaw Grove

Sheffield, S8 7EB

## Description

What a superb home this is. The balance of accommodation is perfect for the family market and will also appeal to those buyers who now spend some time working from home as it has a versatile ground floor snug/fifth bedroom/home office. Offering an impressive 1689 square feet of generously proportioned accommodation over two floors which has been created by significantly extending the property over two floors, to both the side and rear. The location, on this sought after, tree lined road is also very desirable, close to well performing schools and local amenities. The road is very quiet and from the garden there is gated access to the scenic woodland to the rear, that forms the perfect backdrop to this lovely home. Walking trails lead through the woods to Beauchief Abbey and as far as Dore and Totley Train Station if required. With stand out features including four/five bedrooms (the principal having an extended dressing area and ensuite), the ubiquitous, open plan dining kitchen and a generously proportioned sitting room that accesses the garden. Externally there is a porch to the front and an off road parking space for one vehicle and at the rear the mature garden is pretty as a picture and provides plenty of space for keen horticulturists and energetic children.

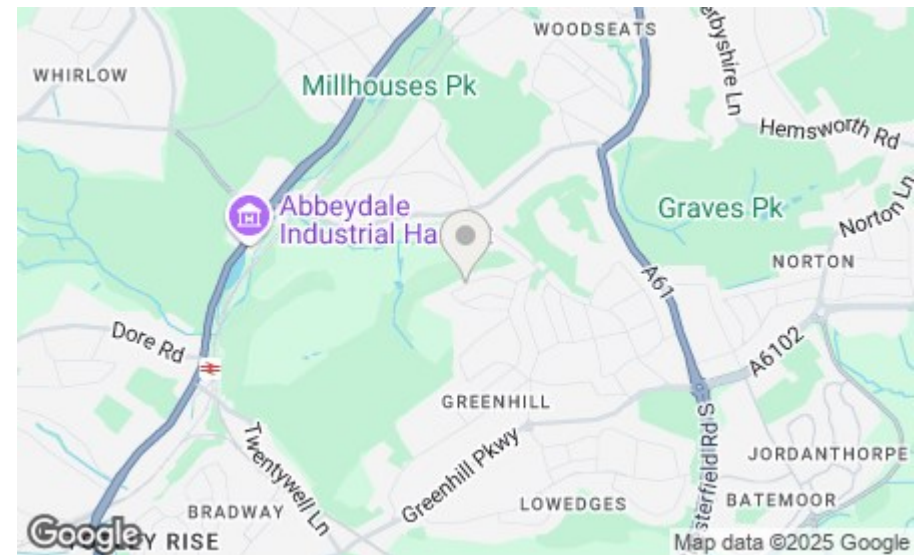
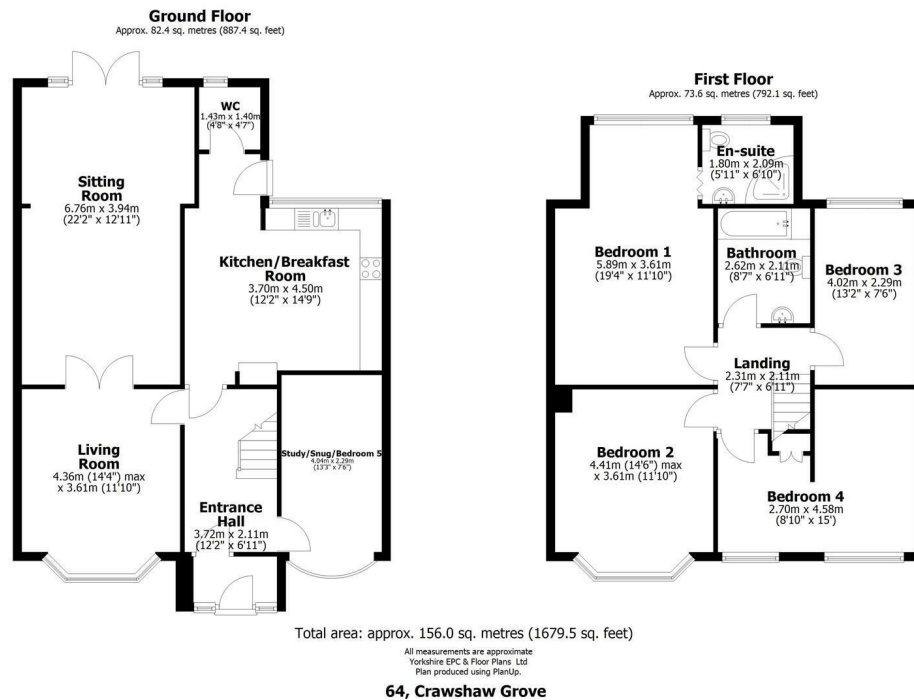
- Four/five bedrooms including four doubles on the first floor.
- Extended sitting room with French windows opening to the rear garden.
- Sitting room with bay window.
- Open plan dining kitchen with separate ground floor W.C room beyond.
- Two bath/shower rooms including one ensuite to the principal, extended bedroom.
- Wide and welcoming entrance hall accessed from and extended porch.
- Off road parking for one car and a superb rear garden that backs onto local woodland.
- 800 year lease from 1932 at an annual ground rent of £5.18.
- Council Tax Band D.
- Gas central heating and double glazing combine to create a very reasonable EPC rating of C72.











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