



## Falstaff Crescent

Sheffield, S5 8DW

Guide Price £240,000 - £250,000



- 4 BED SEMI DETACHED
- NEUTRAL WHITE DECOR THROUGHOUT
- PLENTY OF STORAGE
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION

- GENEROUS ROOM SIZES
- CONTEMPORARY KITCHEN AND BATHROOMS
- SIZEABLE, ENCLOSED GARDEN
- CLOSE TO AMENITIES AND THE NORTHERN GENERAL HOSPITAL
- COUNCIL TAX BAND C

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GUIDE PRICE £240,000 - £250,000. Nestled in the desirable area of Falstaff Crescent, Sheffield, this impressive semi-detached house offers a perfect blend of modern living and spacious comfort. With a generous layout, the property boasts four well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The contemporary open-plan kitchen and dining area is undoubtedly the heart of this home — a beautifully considered space where sleek design meets everyday practicality, perfect for relaxed family dining or effortless entertaining. Three stylish bathrooms complement the clean, neutral white palette that flows seamlessly throughout, flooding every room with light and a sense of calm. This is a wonderful blank canvas, ready for its new owners to personalise and truly make their own.

Outside, the sizeable, fully enclosed garden presents a wonderful opportunity for you to personalise and create your own outdoor sanctuary. The long driveway along the side of the property ensures plenty of off-road parking, a valuable asset in this bustling area.

Conveniently located, this home is close to a variety of amenities, including shops and the Northern General Hospital. Families will appreciate the proximity to reputable schools, while commuters will benefit from easy access to the M1 motorway and efficient bus routes that lead directly to Sheffield city centre.

This property is not just a house; it is a place where you can truly make your mark. With its impressive dimensions and prime location, it is an opportunity not to be missed.

## ENTRANCE HALL

Entering the property through a smart composite glazed door, you are welcomed into a spacious and impressive entrance hall that immediately sets the tone for the dimensions found throughout — a wonderful first impression for any guest. The hall is exceptionally well-appointed, boasting three generously sized built-in storage cupboards, providing an enviable amount of storage rarely found in a home of this type. A wall-mounted radiator ensures a comfortable warmth, whilst doors lead conveniently to the downstairs WC, living room and kitchen diner, with stairs rising gracefully to the first floor above."

## LIVING ROOM

16'3" x 10'2" (4.97 x 3.12)

A sleek, light and airy living room, beautifully flooded with natural light through a large front-facing uPVC window, creating a bright and welcoming atmosphere throughout the day. Clean and contemporary in feel, the room further benefits from a wall-mounted radiator, aerial point and telephone point — a comfortable and stylish space perfect for relaxed family living and entertaining alike

## DOWNSTAIRS WC

A handy addition to any busy household comprising low flush WC, pedestal sink, wall mounted radiator and extractor fan.

## KITCHEN/DINER

19'2" x 12'9" (5.85 x 3.9)

A large and impressively appointed contemporary kitchen diner, fitted with an extensive range of on-trend grey wall and base units, providing generous storage throughout and complemented by striking dark grey wood-effect worktops and a practical breakfast bar — perfect for casual dining and socialising. The kitchen is well-equipped, comprising an inset stainless steel sink and drainer with matching mixer tap, an inset gas hob with extractor hood above, and an integrated electric oven. Space is provided for a tall fridge/freezer, along with under-counter space and plumbing for both a washing machine and dishwasher. Two wall-mounted radiators and a housed combi boiler ensure the home is efficiently heated throughout, whilst a uPVC window and uPVC French doors opening directly onto the garden flood the space with natural light and create a seamless connection between indoors and out — making this kitchen diner a true heart of the home.

## BEDROOM 1

12'8" x 11'1" (3.88 x 3.39)

A well-proportioned and comfortable master bedroom, bathed in natural light through a large uPVC window and complete with a wall-mounted radiator. A door leads conveniently into the private ensuite shower room, adding a touch of luxury and exclusivity to this inviting principal bedroom.

## ENSUITE SHOWER

The ensuite shower room is a neat and contemporary space, comprising a shower cubicle with plumbed-in shower, white pedestal sink and low-flush WC, finished with stylish dark grey accent tiling that adds a modern touch. A wall-mounted radiator, extractor fan and frosted uPVC window complete this practical ensuite.

## BEDROOM 2

13'1" x 11'1" (3.99 x 3.39)

A further well-proportioned double bedroom, currently utilised as a second sitting room.r. A uPVC window allows in plenty of natural light, also comprising wall mounted radiator.

## BEDROOM 3

12'8" x 7'10" (3.88 x 2.4)

A cleverly designed and characterful 'L'-shaped bedroom, comfortably serving as a single or small double, and benefitting from a generous built-in storage cupboard and wardrobe that makes the most of the room's unique layout, also comprising uPVC window and wall mounted radiator.

## BEDROOM 4

13'1" x 7'1" (3.99 x 2.16)

A good sized single, nursery or possibly a home office, hosting a large built in storage cupboard, wall mounted radiator, telephone point and uPVC window.

## BATHROOM

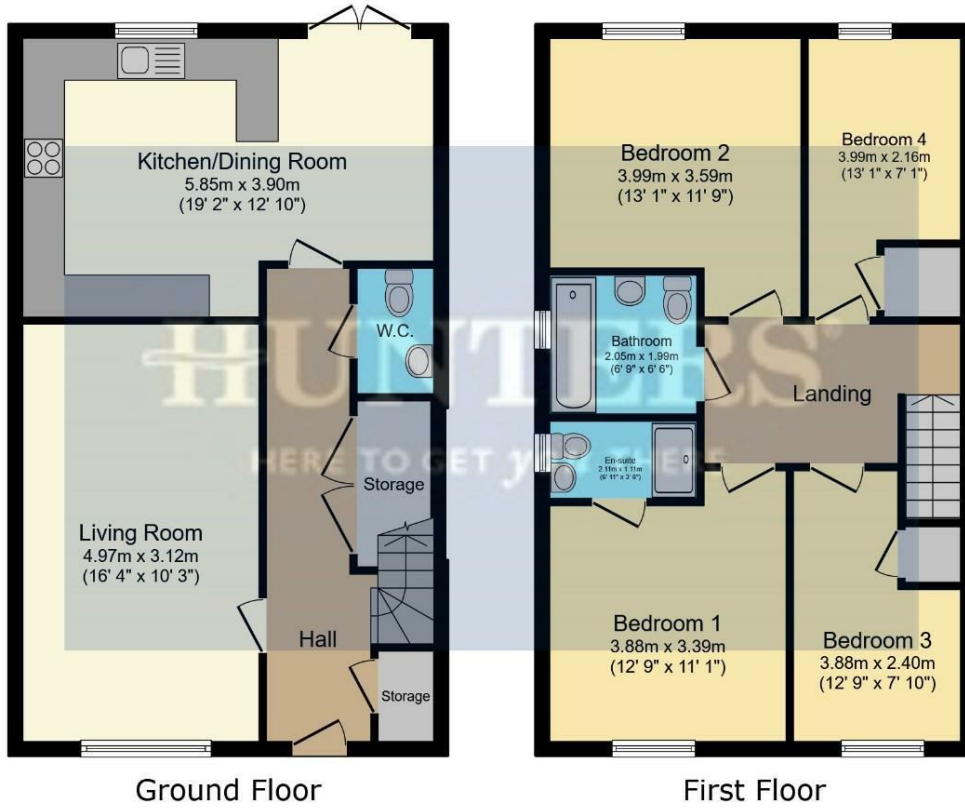
6'8" x 6'6" (2.05 x 1.99)

A generously sized and well-appointed family bathroom, comprising a bath with shower over, pedestal sink and low-flush WC — providing everything needed for comfortable everyday family living. A wall-mounted radiator, extractor fan and frosted uPVC window complete this bright and practical bathroom.

## EXTERIOR

To the front, the property benefits from a generous long driveway providing comfortable off-road parking for two vehicles, with a pathway leading to the front door, flanked by established hedges that add a pleasing sense of privacy and kerb appeal. To the rear, a fully enclosed and sun-drenched garden awaits — a wonderful outdoor space perfect for relaxing and entertaining throughout the warmer months. Mainly laid to lawn with a neatly slabbed patio area ideal for alfresco dining and summer gatherings, the garden is completed with a convenient outdoor tap, making this a thoroughly practical and enjoyable outdoor space.

# Floorplan



Total floor area: 118.5 sq.m. (1,276 sq.ft.)

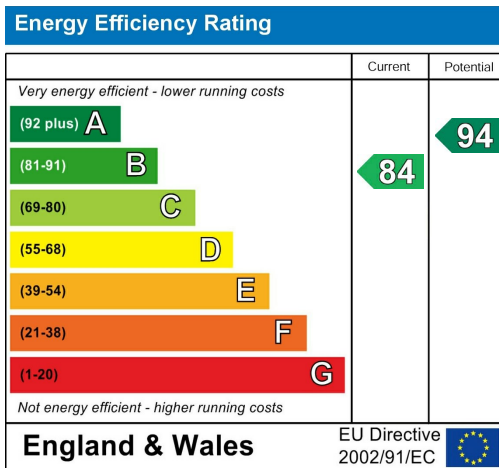
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







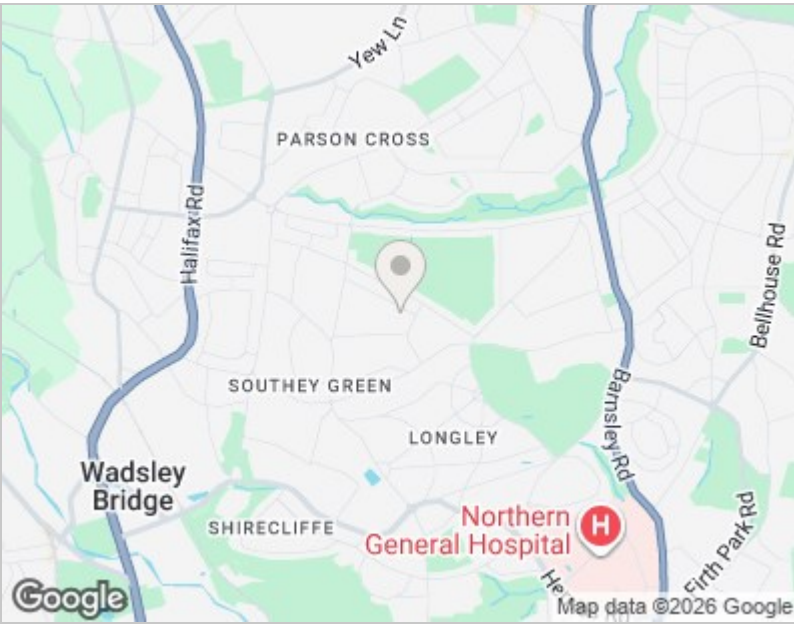
## Energy Efficiency Graph



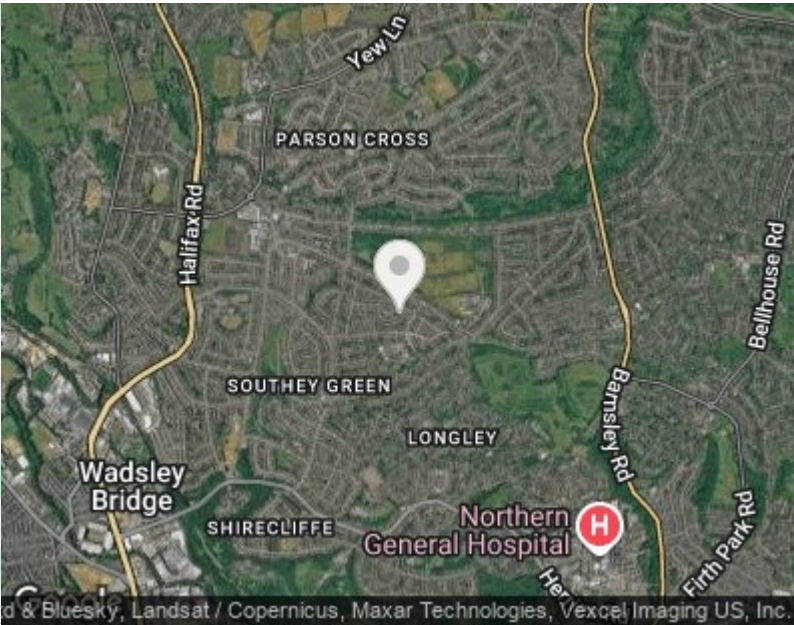
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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