



Sedgefield House 49 Crescent Road, Nether Edge, Sheffield, S7 1HN

Saxton Mee

Sedgefield House 49 Crescent

Nether Edge

Offers Around

£795,000

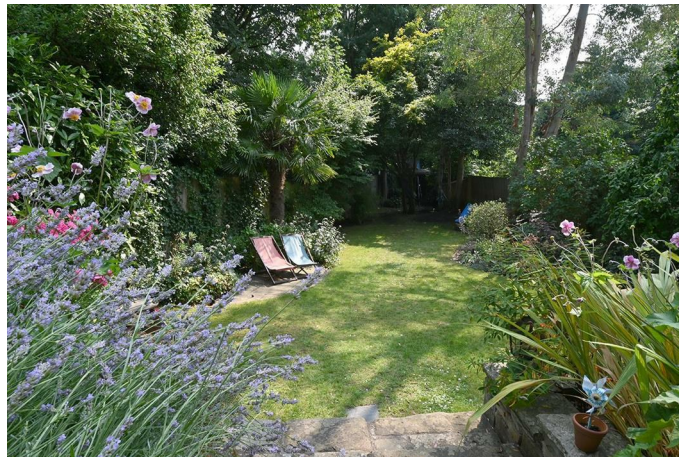
A stunning and spectacular deceptive four bedroom, two bathroom Victorian detached family residence on three levels, in this very popular suburb on a tree lined road.

The beautiful accommodation has been upgraded over the years, in keeping with the period of the property and retaining some lovely original features. Offering a wealth of character together with modern contemporary living. Long entrance hall, large through sitting room, elegant dining room, bespoke hand painted fitted breakfast kitchen with AGA and granite tops. Lower ground floor: family room with garden access, study area, utility room and cellar. First Floor: master bedroom with en suite shower room, three further bedrooms and family bathroom. Outside: off road parking. To the rear, superb, beautifully landscaped south facing long rear garden with lovely private aspect.

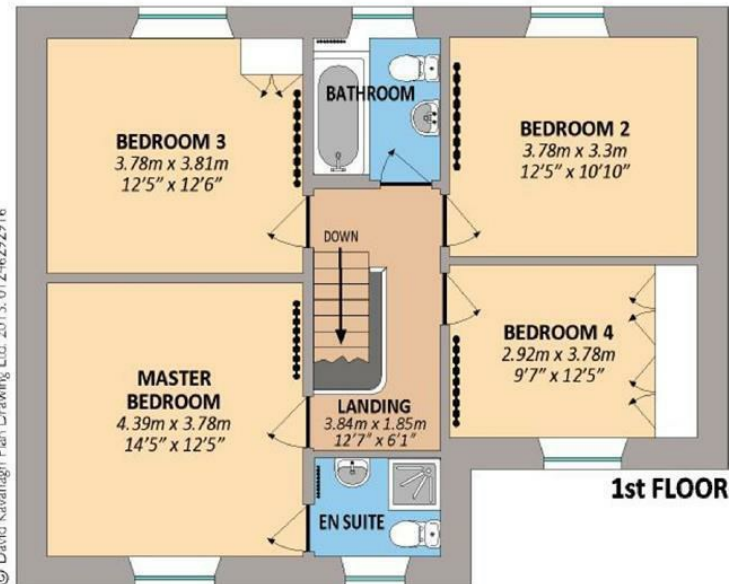
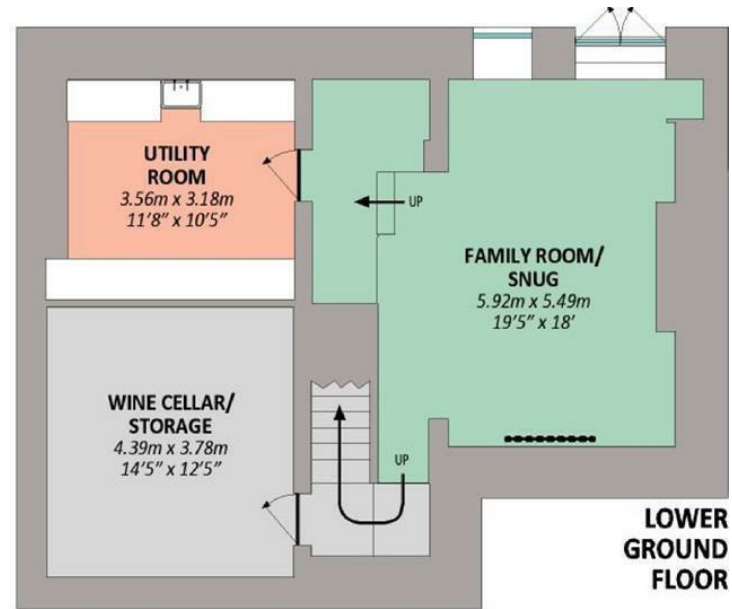
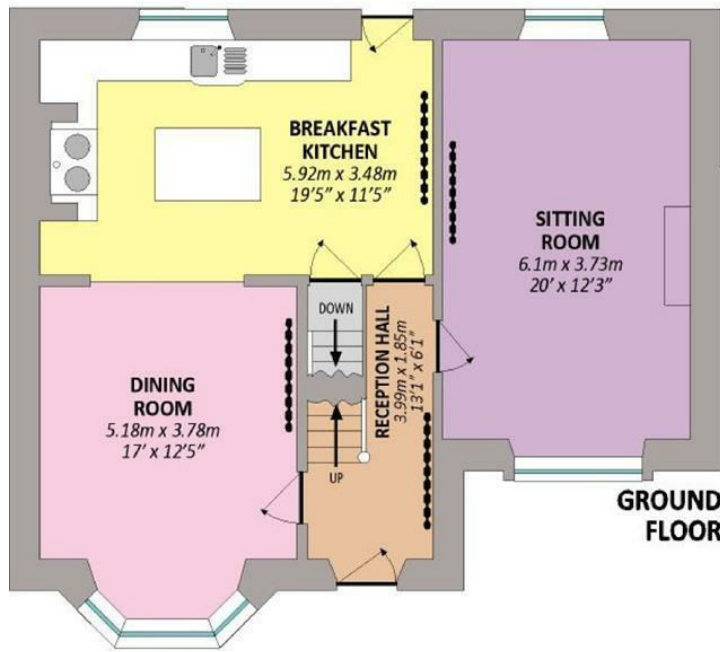


- Stunning Large Deceptive Victorian Detached
- Stone Built And With Accommodation Over Three Floors
- Retaining Many Original Features
- Modern Contemporary Living
- Four Bedrooms
- Fantastic Through Sitting Room And Separate Elegant Dining Room
- Bespoke Breakfast Kitchen With Aga
- Lower Ground Floor Family Room With Garden Access
- EPC Rating E/Council Tax Band E
- Viewing Via Banner Cross Office





**SEDFIELD HOUSE
49 CRESCENT ROAD**



© David Kavanagh Plan Drawing Ltd. 2013. 01246292916

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. *A Life Assurance policy may be requested.* *Written Quotations of credit terms available on request.*

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

