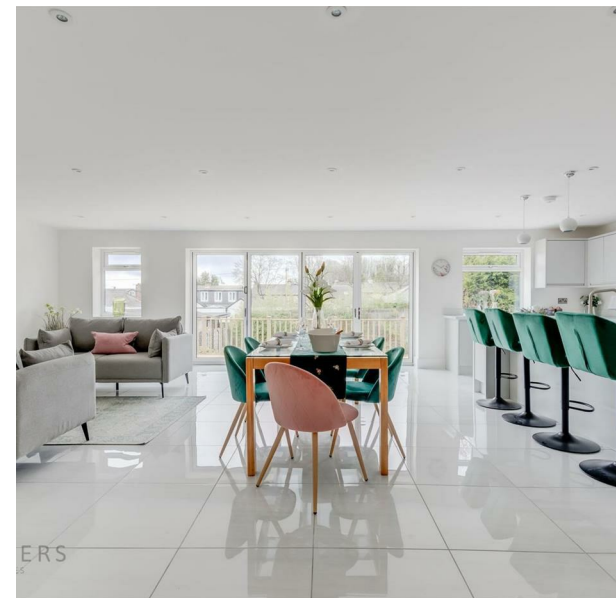


41 Selborne Road, Crosspool, Sheffield, S10 5ND  
£675,000





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Council Tax Band: D

Renovated to a high specification throughout, this stunning and larger than average five/six bedroom, four bathroom executive detached dormer bungalow is perfect for families and a viewing is an absolute must to appreciate the quality of accommodation on offer! Breathtaking from the moment you enter, the sizeable home offers the buyer the chance to put their own stamp on finishing touches such as flooring and oozes class in every room. Located within metres of shops, cafes and amenities in Crosspool, the property is also within the catchment area of Lydgate, Tapton and King Edwards schools and enjoys easy access to the Universities, Hospitals and the Peak District thanks to regular bus routes metres away. Impeccable throughout, there are a wealth of standout features including a spacious open plan living kitchen with bi-folding doors, a larger than average master bedroom, additional rooms to the ground floor and a spacious landscaped rear garden! With a fantastic energy efficiency rating of 'X', double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, open plan living kitchen, sitting room/snug/office, bedroom five, a downstairs bathroom, utility room, boot room and integral garage. To the first floor there is a landing area, four double bedrooms (the master with dressing area and en-suite, and the second bedroom with en-suite) and a family bathroom. Outside, there is off road parking for three cars to the front and to the rear there is a spacious south facing garden with raised decking and a lawned garden. Available to the market with NO CHAIN INVOLVED - contact Archers Estates to book your viewing today! Council tax band D, Freehold tenure.

### Entrance Hallway

Access to the property is gained through a front facing composite entrance door which leads to the hallway. Wide and inviting, this spacious room has laminate flooring, a radiator and opens to an inner area which has a staircase rising to the first floor with a high ceiling level and side facing velux window. There is also a useful storage space beneath the staircase which could be used for a variety of purposes.

### Open Plan Living Kitchen

A stunning, open plan living space which is one of the largest you will see! To the kitchen area there is a newly fitted modern style island unit having a stylish laminated worksurface with inset stainless steel sink and four stylish low level lights above and an integrated dishwasher. With further wall and base units having a stylish laminated worktop and induction hob with extractor above, integrated Bosch electric oven and microwave unit, and space/plumbing for an American fridge freezer. With tiled flooring, a radiator and a rear facing upvc double glazed window. A door leads to the utility room and to the living space there is tiled flooring, a radiator, rear facing upvc, wall fittings for a TV and rear facing bi-folding doors which open to the decking area, bringing much light into the room.

### Utility Room

A great addition to the property, this useful room has laminate flooring, fitted base units with a laminated worktop having an inset stainless steel sink and drainer unit and space for a washing machine and dryer. Doors lead to the boot room and garage.

### Boot Room/Occasional Room

Another versatile room, perfect for washing dogs or it could even be an office. Having a rear facing upvc door leading to the outside, a rear facing upvc double glazed window, laminate flooring, a chrome towel radiator and connections for hot/cold water feeds.

### Integral Garage

A good sized garage which has an electric roller door to the front, power and lighting, plenty of storage space and the combi boiler is housed here.

### Bedroom Five

A spacious double sized bedroom which could be used for alternative purposes, having a front facing upvc double glazed bay window and a radiator.

### Snug/Office/Occasional Bedroom

Another spacious and versatile room which could be used as a snug/sitting room or even an office or bedroom. Having a front facing upvc double glazed window and a radiator.

### Downstairs Bathroom

Having a newly fitted suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a chrome radiator, tiled flooring and an extractor fan.

### First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has doors leading to all rooms on this level.

### Master Bedroom

An incredible L-shaped double sized bedroom which takes full advantage of the high ceiling level, creating a spacious and inviting double sized room. Having two rear facing upvc double glazed windows enjoying far reaching views, a radiator and a useful dressing area, which again could be used for a variety of purposes. A door leads to the en-suite shower room.

### En-Suite Shower Room

Having a newly fitted suite comprising of a double shower enclosure, vanity wash basin and a low flush wc. With a chrome towel radiator, vinyl flooring and a side facing velux window.

### Bedroom Two

The second bedroom is another double sized room which has a front facing velux window and a radiator. With storage space into the eaves and a door leading to the en-suite shower room.

### En-Suite Shower Room

Having a newly fitted suite comprising of a double shower enclosure, vanity wash basin and a low flush wc. With a chrome radiator, tiled flooring and a side facing velux window.

### Bedroom Three

The third bedroom is another double sized room which has a front facing velux window, a radiator and storage space to the eaves.

### Bedroom Four

The fourth bedroom is a spacious double sized room which has a rear facing upvc double glazed window enjoying far reaching views, a radiator and storage space into the eaves.

### Family Bathroom

A stylish bathroom which has a newly fitted suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a chrome radiator, tiled flooring and a side facing velux window.

### Outside

To the front of the property there is a block paved driveway providing off road parking for up to three cars and this continues to the rear of the property, which has a good sized majority south facing garden enjoying a raised decking area off the living space and steps descend to the lawn, which is surrounded by fencing and stone walls.







Total area: approx. 247.0 sq. metres (2658.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Plan produced using PlanUp.

41 Selborne Road, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	