



Falstaff Crescent

Sheffield, S5 8DD

GUIDE PRICE Guide Price £250,000 - £260,000



- 4 BED SEMI DETACHED
- MODERN FIXTURES AND FITTINGS
- READY TO JUST MOVE STRAIGHT IN
- SPACIOUS DIMENSIONS
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- LARGE LANDSCAPED GARDEN
- IMMACULATE THROUGHOUT
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX C

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GUIDE PRICE £250,000 - £260,000 Welcome to this stunning semi-detached house located on Falstaff Crescent in the sought-after S5 area of Sheffield. This beautifully presented family home boasts four spacious bedrooms and three modern bathrooms, making it an ideal choice for growing families seeking comfort and style.

As you enter through the composite glazed door, you are greeted by a roomy entrance hallway that sets a welcoming tone for the rest of the home. The stylish living room is bathed in natural light, featuring elegant wall cladding that adds a touch of sophistication. The heart of the home is undoubtedly the impressive kitchen, which flows effortlessly into an open dining area. This space is equipped with integrated appliances, a convenient breakfast bar, and patio doors that lead directly to the rear garden, perfect for entertaining or enjoying family meals. The ground floor also includes a handy downstairs WC for added convenience.

Ascending to the first floor, you will find a spacious master bedroom complete with its own private ensuite, ensuring a peaceful retreat. Three additional bedrooms, including two generous doubles and a versatile single room that could serve as a home office, dressing room or nursery, are complemented by a stylish family bathroom adorned with striking grey and black tiling.

Outside, the property boasts excellent kerb appeal with a low-maintenance front garden and ample parking for up to four vehicles. The sizable rear garden is a true highlight, featuring a beautifully landscaped space with a generous Indian stone patio, lighting, electrics, and a large lawn area, making it perfect for both entertaining and family life.

Situated in the vibrant S5 area, this home is well-connected to local amenities and offers excellent transport links, making it an ideal choice for commuters. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

ENTRANCE HALLWAY

Through a composite glazed door, you're welcomed into a roomy entrance hallway offering two storage cupboards and doors leading off to all principal rooms, with stairs rising to the first floor. A radiator ensures a warm welcome from the moment you step inside.

LIVING ROOM

16'5 x 10'6 (5.00m x 3.20m)

Flooded with natural light from a large UPVC window, this stylish living room benefits from feature wall cladding, adding a contemporary edge. A BT point offers convenient connectivity, while two radiators ensure comfortable warmth throughout.

KITCHEN / DINING

19'8 x 13'1 (5.99m x 3.99m)

The kitchen flows seamlessly into an open dining area, creating a great family space ideal for everyday living and entertaining. The kitchen itself comprises white wall and base units complemented by wood-effect laminate worktops in a warm brown tone, with integrated fridge freezer, dishwasher and washing machine, plus a stainless steel sink with mixer tap. A four-ring gas hob with extractor above and electric oven cater for everyday cooking, while a wall-mounted combi boiler is neatly housed within the units. A handy breakfast bar provides seating for two, bridging the two spaces nicely. In the dining area, a UPVC window overlooks the garden, and UPVC patio doors lead directly out onto the patio — perfect for indoor-outdoor living in the warmer months. Two radiators keep the whole space warm throughout.

DOWNSTAIRS W/C

A handy addition to the ground floor, the downstairs WC comprises a low flush WC and pedestal sink, with an extractor and one radiator completing the space.

LANDING

Doors lead off to all rooms from the landing, which features a tall mirrored radiator and access to the loft hatch. LED strip lighting illuminates the staircase, adding a stylish touch.

MASTER BEDROOM

13'1 x 11'2 (3.99m x 3.40m)

A tall UPVC window brings light into this spacious double master bedroom.

EN-SUITE

7'10 x 3'11 (2.39m x 1.19m)

A shower cubicle with striking grey/black feature tiling and chrome shower fittings sets the tone in this ensuite, complemented by a pedestal sink and low flush WC. A frosted UPVC window ensures privacy while allowing natural light in, and a radiator provides warmth.

BEDROOM 2

11'10 x 8'4 (3.61m x 2.54m)

Another well-proportioned double bedroom, featuring a UPVC window overlooking the rear and one radiator.

BEDROOM 3

11'7 x 7'7 (3.53m x 2.31m)

A double bedroom, ideal as a home office or nursery, complete with a storage cupboard, one radiator and a UPVC window overlooking the rear.

BEDROOM 4

13'1 x 7'10 (3.99m x 2.39m)

A further double bedroom benefiting from a storage cupboard with hanging space, along with a UPVC window.

FAMILY BATHROOM

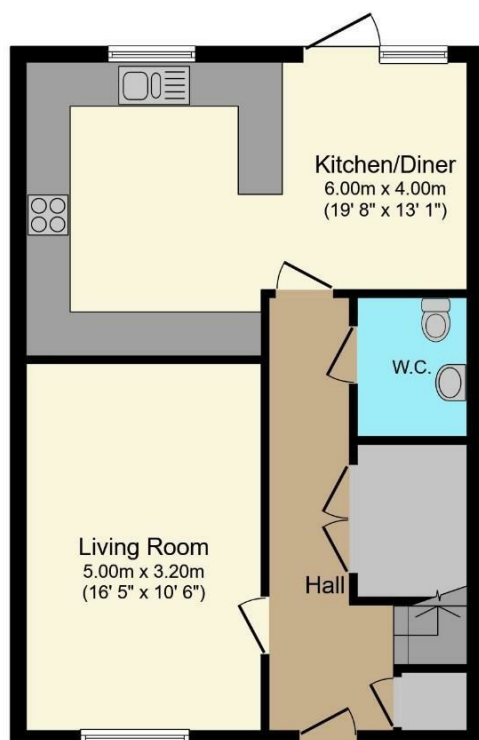
7'10 x 6'7 (2.39m x 2.01m)

A stylish family bathroom comprising a white vanity unit with ceramic sink and mixer tap, alongside a white WC and bath with electric shower over. Grey and black effect tiling ties the space together, with a chrome towel radiator and frosted UPVC window completing the room.

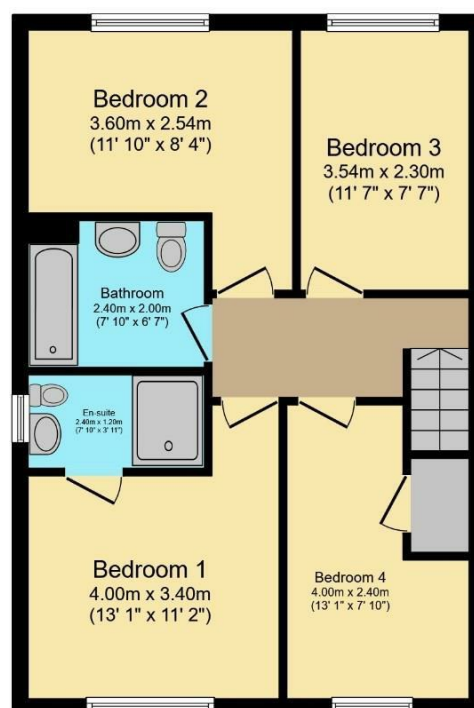
EXTERIOR

Externally, the property boasts modern kerb appeal to the front, with a low-maintenance artificial lawn and driveway parking for two cars, plus a further two spaces behind secure gates. To the rear, a well-landscaped garden awaits, featuring a large Indian stone paved area complete with lighting and electrics, an outdoor tap, and an extensive lawned area beyond — perfect for outdoor entertaining and family life alike.

Floorplan



Ground Floor

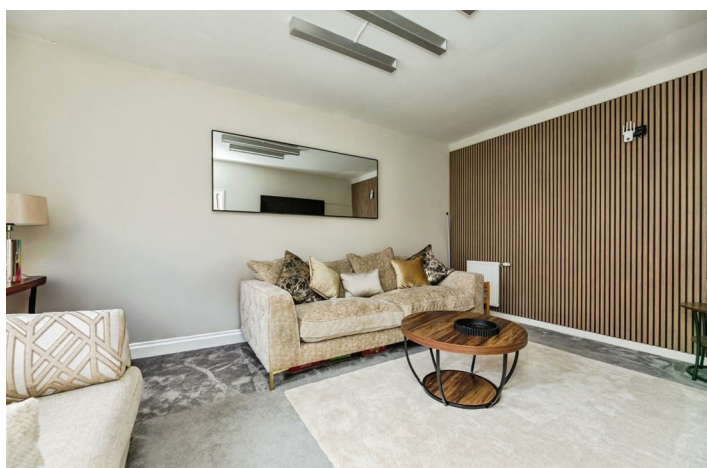


First Floor

Total floor area: 109.2 sq.m. (1,175 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

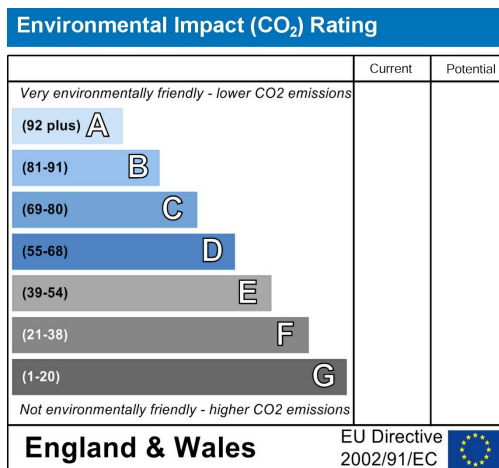
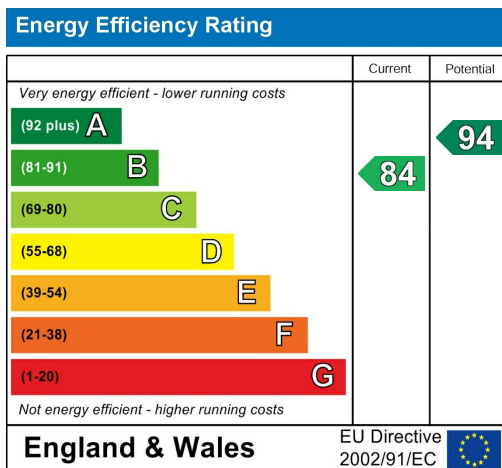
HUNTERS







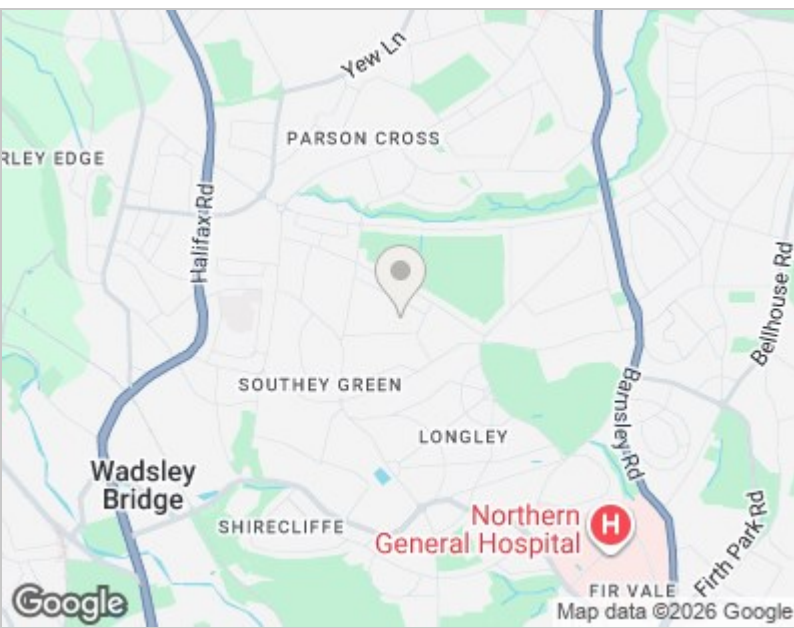
Energy Efficiency Graph



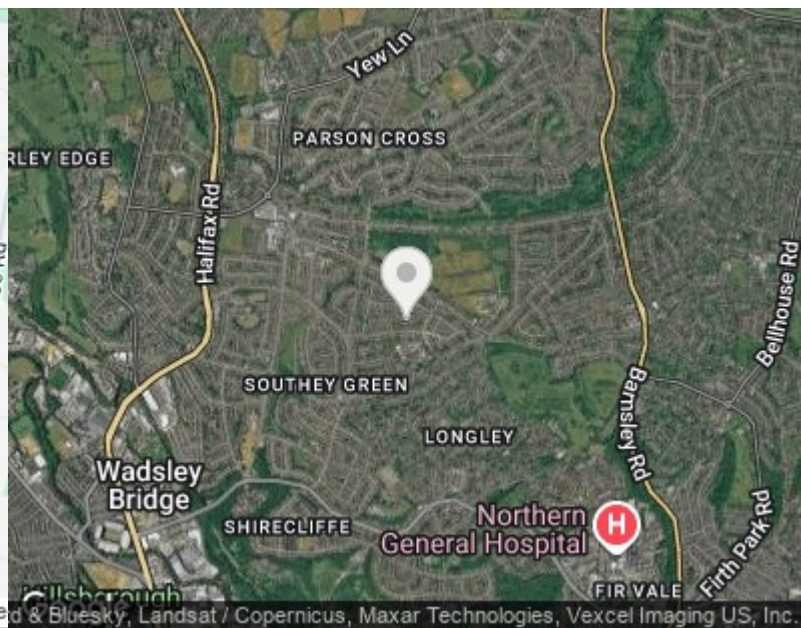
Viewing

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

