







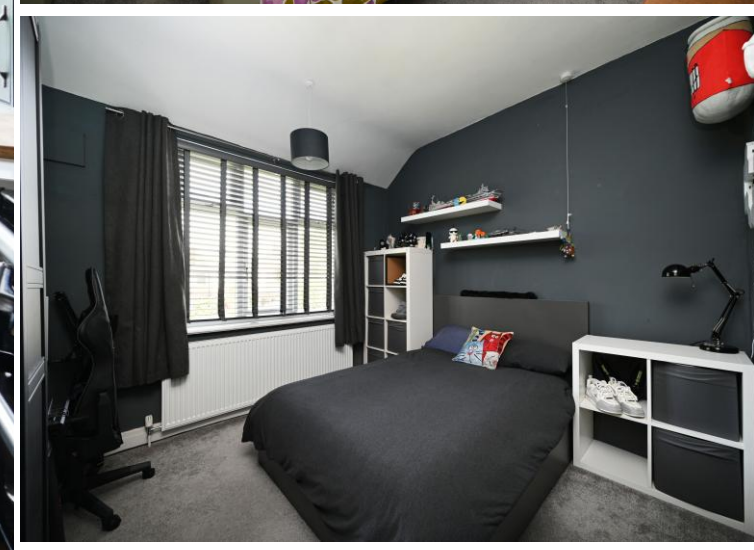
12 Bingham Park Crescent

Greystones • Sheffield • S11 7BH

Guide Price £535,000 - £565,000

A stunning 3/4 bedroom extended family home, featuring an exceptional basement conversion and offering beautifully designed, highly flexible living space throughout. Stylish modern décor combines effortlessly with warm, homely character, creating a property that is both impressive and inviting. The property also benefits from a stunning split-level rear garden with direct access, providing an ideal space for relaxing, entertaining and family life. Perfectly positioned beside Bingham Park, this is a superb location for families, with excellent green spaces, schools and amenities close by. The property opens via a composite front door into a welcoming hallway. To the front elevation, a cosy bay-windowed snug is presented in bold, rich tones, creating the perfect retreat. This room could be used as a fourth bedroom if required. To the rear is a superb open-plan dining kitchen overlooking the landscaped garden. Thoughtfully designed, the space features a shaker-style fitted kitchen with contrasting quartz worktops, a generous breakfast island with solid oak top, exposed brick detailing, and attractive parquet flooring. Excellent storage includes a concealed pantry and breakfast cupboard, while a Belfast sink adds further character. Appliances include a dishwasher, with the SMEG range cooker and American-style fridge freezer. Stairs descend to an outstanding basement conversion, full of rustic industrial charm with scaffold pole detailing, exposed steel beams and pallet wood feature walling. This fabulous additional living area is spacious, cosy and versatile, complete with a multi-fuel stove and doors opening directly onto the rear patio. A cleverly concealed wet room with WC further enhances the practicality of the space. To the first floor are two generous double bedrooms and a further bedroom to the front, all beautifully presented with contemporary décor, fitted carpets and made-to-measure blinds. The stylish family bathroom blends traditional and modern finishes, featuring a roll-top bath, high-flush WC, brick-style tiling and decorative vinyl flooring. There is also access to a partially boarded loft space with fitted ladders. Externally, the property benefits from a block-paved driveway with EV charging point. Secure gates and a side pathway lead to the beautifully landscaped rear garden, designed for both entertaining and family living. The garden includes a two-tier stone patio, level lawn, additional seating area to the far end, outdoor storage and secure fenced boundaries, creating a safe and private outdoor space. Situated on the ever-popular Bingham Crescent in Sheffield, this superb home enjoys an excellent location close to Ecclesall Road, Endcliffe Park and a wealth of green spaces. Well-regarded local schools, cafés, shops and amenities are all within easy walking distance, making this an ideal family home in one of Sheffield's most sought-after areas.





- Stunning Extended Family Home
- 3/4 Well Presented Bedrooms
- Family Bathroom & Shower Room
- Superb Basement Conversion
- Flexiable Accommodation Over 3 Levels
- Stylish Decor & Rustic Charm
- Sought After Location in S11
- Beautifully Maintained Garden
- Leasehold Term TBC
- Council Tax Band C, EPC Rating D

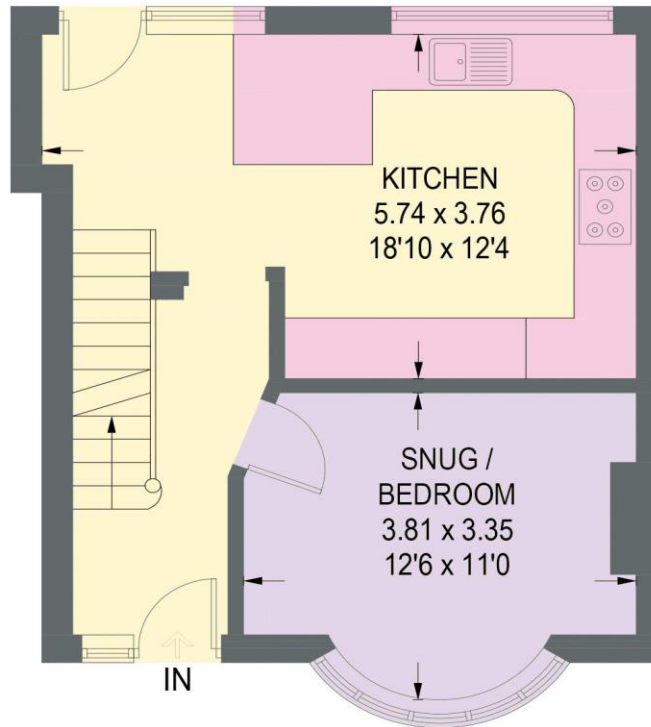


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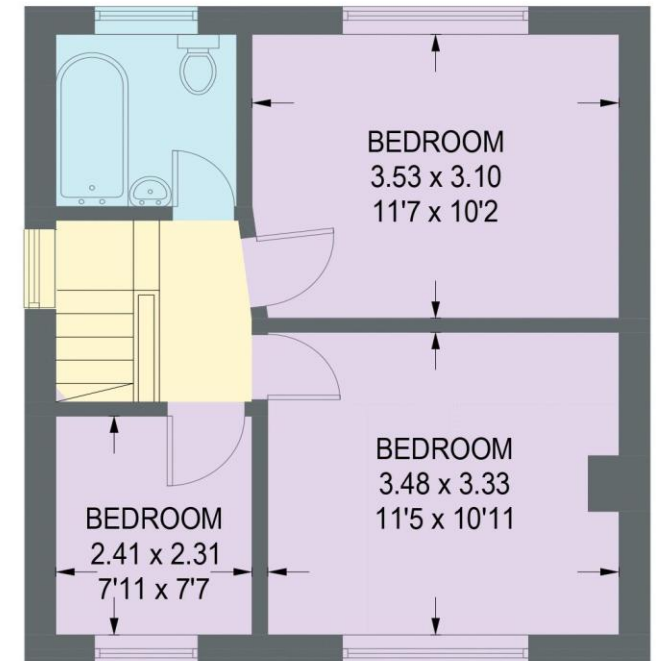
APPROXIMATE GROSS INTERNAL AREA = 108.6 SQ M / 1169 SQ FT



LOWER GROUND FLOOR
36.6 SQ M / 394 SQ FT



GROUND FLOOR
36.9 SQ M / 397 SQ FT



FIRST FLOOR
35.1 SQ M / 378 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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