



47 Den Bank Drive, Crosspool, Sheffield, South Yorkshire, S10 5PF

Saxton Mee

47 Den Bank Drive

Crosspool

Guide Price

£525,000

GUIDE PRICE: £525,000-£550,000

This spacious extended three-level home is situated in the fantastic location of Crosspool, close to excellent local amenities and highly desirable schools. The property offers a well-thought-out layout with generous living space, multiple reception areas, and stunning views towards Rivelin Valley and beyond.

The ground floor briefly comprises a main entrance which opens into a welcoming hallway, a downstairs WC cloakroom, a spacious lounge with bay window, an open-plan kitchen/dining room which is perfect for family meals and entertaining, with access to a bright conservatory, offering additional living space and garden views. The lower ground floor features a large garden room, providing an excellent space for relaxation or entertaining, this fantastic bonus space could be used as an additional bedroom/music room/play room or cinema room with access directly onto the beautifully maintained garden. This floor also includes a utility room and a separate W.C. for added convenience.

The first floor comprises four well-proportioned bedrooms, ideal for family living along with a recently fitted modern family bathroom complete with roll-top bath. The rear garden is a true highlight, featuring a large lawned area, multiple seating areas, and a hot tub, making it perfect for outdoor entertaining. There are two summer houses, one currently used as a gym and the other as a relaxation area. The breathtaking views over Rivelin Valley and beyond enhance the home's appeal, offering a sense of peace and privacy.

This beautiful family home in Crosspool offers spacious and flexible living, a stunning garden with a hot tub, and amazing views. With its proximity to excellent schools and local amenities, it presents a fantastic opportunity for those seeking a well-located and well-appointed home.

- DESIRABLE LOCATION
- EXTENDED FOUR BEDROOM SEMI DETACHED
- CONVENIENT DOWNTAIRS W.C. CLOAKROOM AND LOWER GROUND W.C.
- CONSERVATORY WITH BREATHTAKING VIEWS OVER RIVELIN VALLEY
- PARKING ON THE DRIVEWAY
- LOWER GROUND ACCOMMODATION (ADDITIONAL ROOM)
- UTILITY ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN-DINER
- EPC RATING: D COUNCIL TAX BAND: C TENURE: LEASEHOLD







Lower Ground Floor
Floor area 29.3 m² (315 sq.ft.)



Ground Floor
Floor area 79.8 m² (859 sq.ft.)



First Floor
Floor area 62.8 m² (676 sq.ft.)

TOTAL: 171.9 m² (1,850 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

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