



Mayfield View, 133a Tom Lane
Fulwood
Sheffield
S10 3PE





Mayfield View, 133a Tom Lane, Fulwood, Sheffield S10 3PE

Occupying a superb plot with magnificent south-facing views across the picturesque Mayfield Valley, this substantial Freehold detached family residence offers an exceptional opportunity to acquire a home of impressive scale and versatility. Extending to approximately 3,426 sq.ft. of beautifully proportioned accommodation, the property provides five generous bedrooms, two bathrooms, and an outstanding range of living and entertaining spaces, complemented by the rare addition of a private leisure suite featuring a heated indoor swimming pool. Available with the advantage of early vacant possession and no onward chain.

Designed to take full advantage of its enviable setting, the property enjoys an abundance of natural light throughout, with many rooms benefitting from far-reaching views over the surrounding landscape. The versatile layout is ideally suited to modern family living, offering a seamless balance of formal reception areas, relaxed family spaces and leisure facilities.

The indoor swimming pool complex creates a wonderful year-round retreat, ideal for both recreation and entertaining, while the mature plot provides a high degree of privacy and a delightful backdrop to everyday living.

Fulwood remains one of Sheffield's most sought-after residential locations, prized for its leafy surroundings and outstanding educational provision. The area is home to a selection of highly regarded state and independent schools and is conveniently positioned for Sheffield's leading private hospitals and universities.

Residents enjoy easy access to an excellent array of restaurants, cafés, wine bars and sporting facilities, while the nearby Mayfield Valley offers some of the city's most beautiful countryside walks. The spectacular scenery of the Peak District National Park lies just a short drive away, providing an unrivalled lifestyle opportunity for those who appreciate outdoor pursuits and natural beauty.

- Large five bed, two bathroom detached family residence
- Versatile and flexible accommodation with living accommodation on the first floor full of natural light
- Offered for sale with early vacant possession and no chain
- Large reception rooms ideal for entertaining and leading out onto a large terrace
- Fantastic leisure area with indoor heated swimming pool
- Large entertaining terrace with spectacular views over towards the Mayfield Valley
- Very sought after location with a great catchment area for schools
- Excellent off road parking and garaging

GROUND FLOOR

This highly flexible and versatile home has been thoughtfully designed to maximize its stunning views, with the principal living accommodation situated on the first floor and the bedroom accommodation arranged on the ground floor.

The ground floor comprises a welcoming reception hall opening into a spacious reception area with a central staircase leading to the first floor. There is a boiler cupboard, internal access to the double garage, and a side entrance area.

Bedroom One features fitted wardrobes, patio doors opening onto the garden, and an en-suite shower room fitted with a contemporary suite, a body-jet shower, and full-height tiling.

There are two further double bedrooms, one of which benefits from patio doors leading directly to the garden, together with a family bathroom fitted with a full suite. Bedroom Four also enjoys patio doors providing garden access.

An inner hallway leads to Bedroom Five, which is currently used as a gym.

A connecting area houses the pool plant equipment, including the central heating boiler and dehumidification system, and provides access to the indoor swimming pool room. The pool measures [dimensions to be confirmed], has a depth of approximately four feet, and is complemented by a built-in shower area. Two sets of French doors open from the pool room onto the terrace and landscaped gardens, creating an excellent indoor-outdoor living space.

FIRST FLOOR

The first floor can be accessed via the main staircase from the reception hall, as well as from the rear of the property through the leisure area.

At the heart of the upper floor is a spacious family and dining area, enjoying fantastic far-reaching views. There is also a cloakroom fitted with a WC and vanity unit, together with a practical utility room.

The breakfast kitchen is well-appointed with an extensive range of base and wall-mounted units, granite work surfaces, integrated appliances, a central dining island, and an external access door.

Adjoining the kitchen is a bright garden room/sunroom, providing an ideal space from which to enjoy the surrounding outlook.

A superb entertaining room of particularly generous proportions features a high vaulted ceiling and French doors opening onto a substantial entertaining terrace. From here, spectacular panoramic views can be enjoyed across the surrounding countryside.

The impressive sitting room is equally spacious and benefits from a wood-burning stove, patio doors leading directly onto the terrace, and beautiful open views, creating a wonderful setting for both relaxation and entertaining.

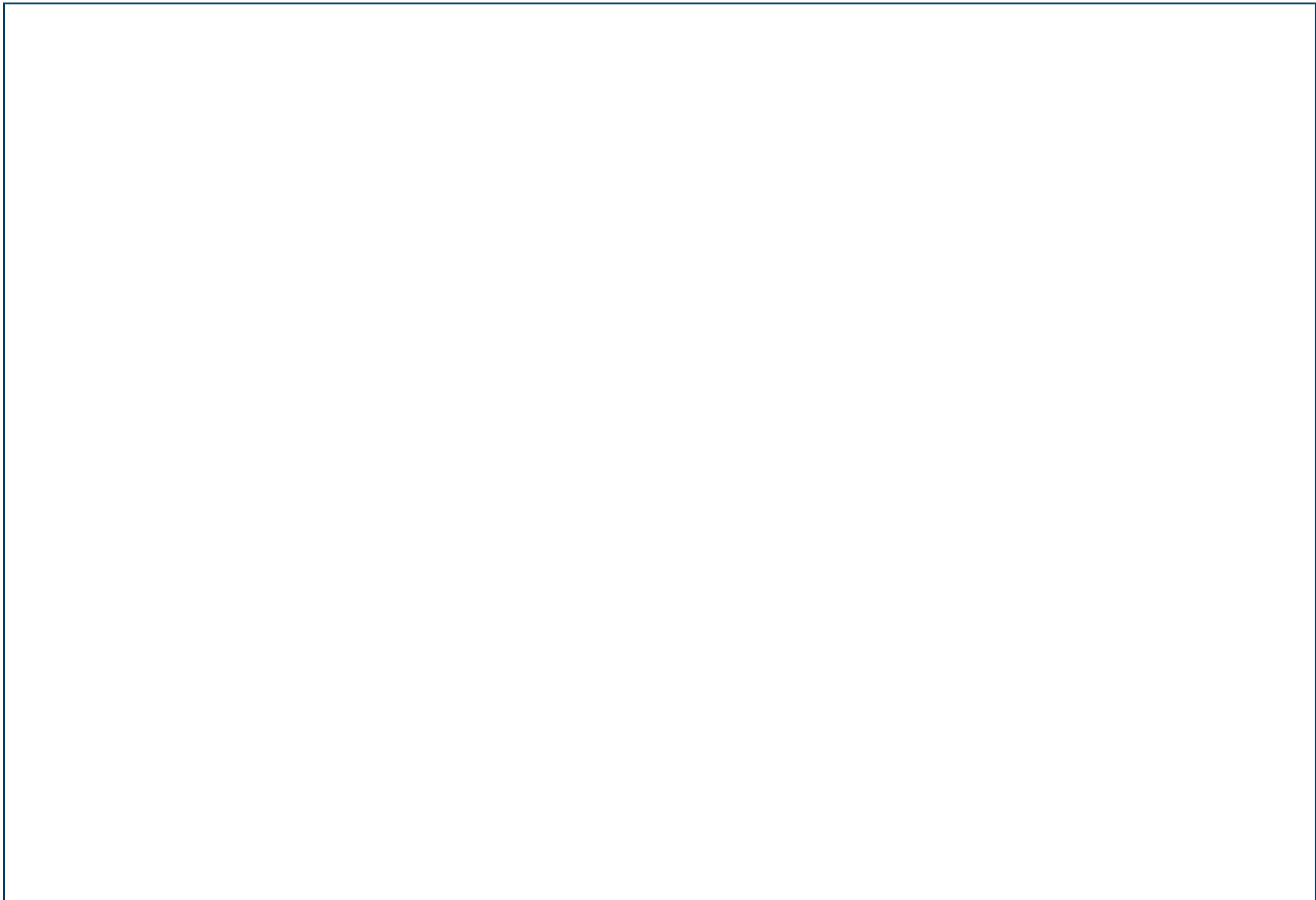
From this room there is a link leading to the leisure area with pool and down to the lower ground floor accommodation.

EXTERIOR

To the front of the property, a generous driveway

provides excellent off-road parking and gives access to the double garage, fitted with up-and-over doors, as well as a further garage currently utilised for storage.

To the rear is a courtyard area, while to the side of the property there is a substantial, easily maintained garden incorporating a terrace and lawned area. The garden enjoys a good degree of privacy and is enhanced by a magnificent mature Weeping Willow tree, which provides an attractive focal point and adds considerable character to the outdoor space.



133A TOM LANE

APPROXIMATE GROSS INTERNAL AREA = 304.5 SQ M / 3278 SQ FT
(INCLUDING ATTACHED GARAGE / EXCLUDING VOID)

GARAGE = 13.8 SQ M / 148 SQ FT

TOTAL = 318.3 SQ M / 3426 SQ FT



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



