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**47 Brooklands Crescent, Fulwood**

Sheffield

**Guide Price £525,000 – £550,000**

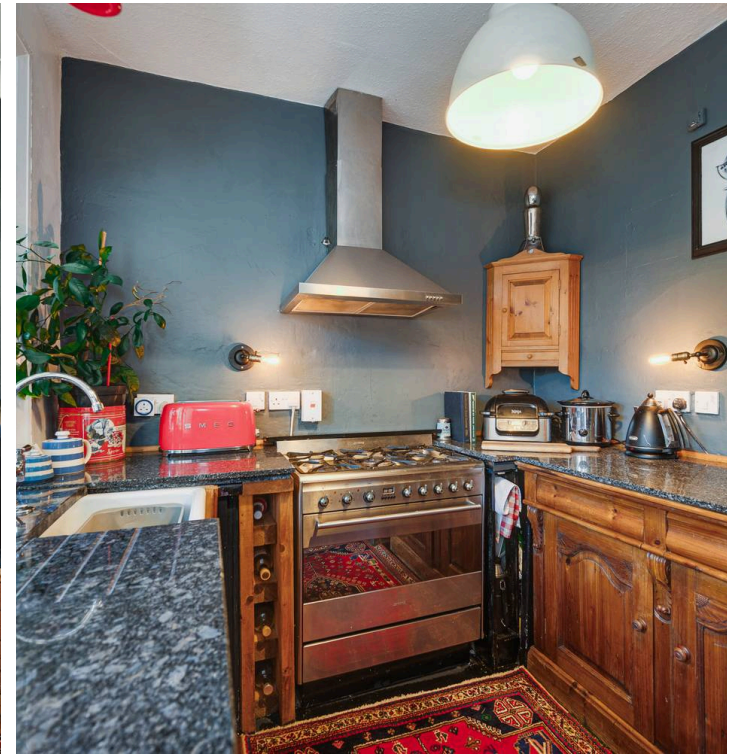
# 47 Brooklands Crescent

Fulwood, Sheffield

This stunning four bedroom bay windowed semi-detached family home offers an exceptional blend of period charm and modern living, arranged over three super light and spacious floors totalling an impressive 1,434 square feet. Perfectly positioned on a quiet no through residential road in the very heart of ultra-popular Fulwood, this property is ideally suited for the growing family market. A welcoming entrance leads to a beautifully appointed sitting room featuring a log burning stove, while the open plan rear kitchen and dining area boasts a feature Aga cooker and ample space for entertaining. The property is thoughtfully presented throughout, with generous bedrooms, contemporary bathrooms, and a flexible layout that adapts to a variety of lifestyles.

Council Tax band: D Tenure: Freehold

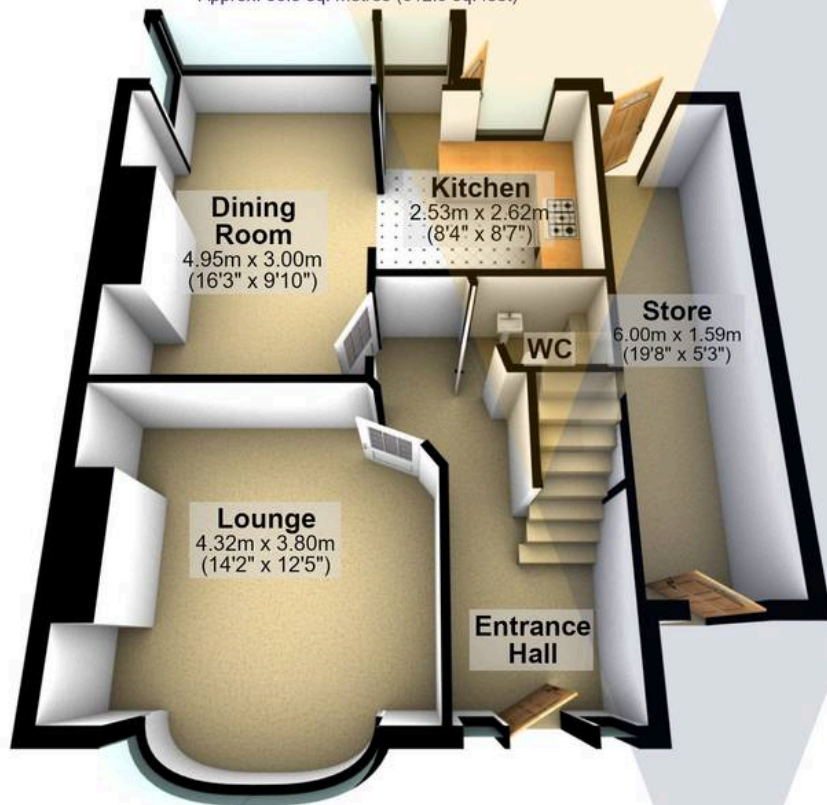
- STUNNING FOUR BEDROOM BAY WINDOWED SEMI-DETACHED FAMILY HOME
- THREE FLOORS OF SUPER LIGHT AND SPACIOUS ACCOMMODATION TOTALLING AN IMPRESSIVE 1,434SQ FEET
- QUIET NO THROUGH RESIDENTIAL ROAD WITHIN THE VERY HEART OF ULTRA POPULAR FULWOOD TOWARDS THE SOUTH WEST OF THE CITY
- FULWOOD VILLAGE NUMEROUS INDEPENDENT CAFES SHOPS AND AMENITIES ALL A FEW SHIRT STRIDES AWAY
- NETHER GREEN JUNIOR AND TAPTON SECONDARY OFSTED RATED EXCELLENT SCHOOL CATCHMENTS
- OPEN PLAN REAR KITCHEN/DINER WITH FEATURE AGA COOKER AND LOG BURNING STOVE TO THE SITTING ROOM
- AMPLE FRONT DRIVEWAY REAR PRIVATE SUNNY ENCLOSED LARGER THAN ANTICIPATED GARDEN WITH





## Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



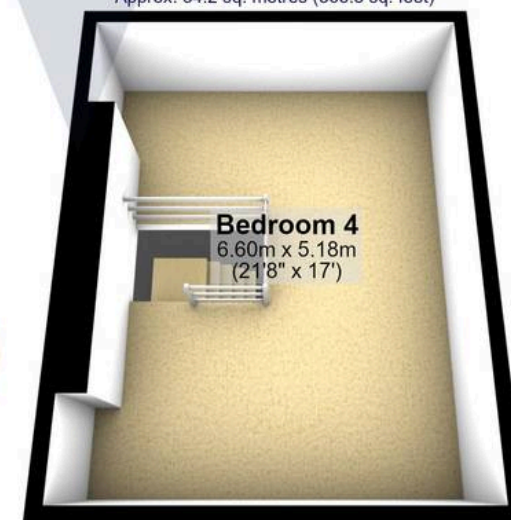
## First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



## Second Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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