



## 8 Creswick Greave

Grenoside, Sheffield, S35 8NJ

**Price guide £350,000**



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Nestled in the charming area of Creswick Greave, Grenoside, this delightful extended family home offers a perfect blend of comfort and convenience. Built in 1954, the property spans an impressive 1,313 square feet and features two spacious reception rooms, providing ample space for both relaxation and entertaining.

The house boasts four generously sized double bedrooms, making it an ideal choice for families seeking room to grow. With two well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

For those who appreciate outdoor activities, the location is perfect for walking to local schools, making the daily school run a simple task. Additionally, the property is conveniently situated close to shops and various amenities, ensuring that all your daily needs are within easy reach.

Parking is never a concern here, as the property offers off-road parking for up to three vehicles, along with a garage for added convenience. This home truly caters to modern family living, combining practicality with a welcoming atmosphere.

In summary, this property in Grenoside is a wonderful opportunity for those looking for a spacious family home in a friendly community, with all the necessary amenities just a stone's throw away. Don't miss the chance to make this lovely house your new home.

### Hallway

A welcoming entrance hall with fresh grey walls and light wood flooring, complemented by a striking dark radiator and painted staircase banister. Natural light filters through the front door window, creating a bright and airy feel that leads through to the rest of the home.

### Living Room

13'3" x 11'2" (4.05m x 3.41m)

The living room features a charming bay window that allows natural light to flood the space, creating a cosy atmosphere. A multi-burning stove sits beneath a wooden mantelpiece on a black hearth, becoming a focal point of the room. The neutral carpet and soft wall tones provide a calm backdrop, making it an inviting spot to relax.

### Dining Kitchen

12'4" x 26'11" (3.75m x 8.21m)

This impressive dining kitchen stretches across the rear of the ground floor, offering a bright and functional space. Crisp white cabinetry contrasts with sleek black countertops and a matching splashback, while the island provides a casual eating area with space for stools. Ample natural light pours in from both the rear window above the sink and the glass doors that open onto the garden. The dining area comfortably accommodates a table, perfect for family meals and entertaining.

### Cloakroom

WC and sink.

### Landing

The first-floor landing is a light and open space, carpeted in soft grey and complemented by white spindles and dark wood handrails on the staircase. It connects the three bedrooms and family bathroom, with neutral tones creating a calm transition between rooms.

### Bedroom 1

13'3" into bay x 11'2" (4.05m into bay x 3.41m)

A bright bedroom with a bay window, filling the room with natural light. Neutral decor and carpet create a restful atmosphere, while the room's size and shape offer plenty of space for a double bed and additional furniture.

### Bedroom 2

12'4" x 11' (3.77m x 3.35m)

This bedroom features a window and neutral decor that complements the soft carpeting, creating a peaceful retreat. The space is generous, allowing for a double bed and storage furniture.

### Bedroom 3

18'3" x 9'1" (5.55m x 2.78m)

A spacious and bright bedroom featuring a window and neutral tones. The room offers ample space for a bed and additional furnishings, with a peaceful outlook over the property.

### Bathroom

The family bathroom offers a modern yet classic feel with a freestanding clawfoot bathtub and a separate shower cubicle. Grey wall tiles are paired with wood-effect flooring, adding warmth and texture. The room is brightened by a window, and white fixtures complete the elegant look.

### Bedroom 4

14'9" x 12'1" (4.50m x 3.67m)

A well-appointed bedroom located on the second floor, featuring soft grey carpeting and two velux windows that bring in plenty of natural light.

### Ensuite Shower Room

The ensuite shower room on the second floor offers a modern design with light walls and a window. It includes a walk-in shower, toilet, and vanity unit, all finished with clean lines and contemporary fittings.

### Rear Garden

The rear garden offers a generous lawn bordered by fencing and mature trees, providing a peaceful outdoor space. A paved patio area with glass and wood balustrades creates an ideal spot for outdoor dining and relaxation, enjoying views over the garden.

### Front Exterior

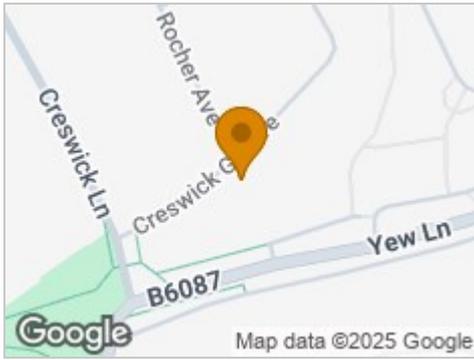
The front exterior features a well-maintained brick façade with a driveway providing off-street parking. Mature hedging and trees frame the property, with a front garden area adding to the home's kerb appeal.

### Garage

Up and over door with power and lighting.



## Road Map



## Hybrid Map



## Terrain Map



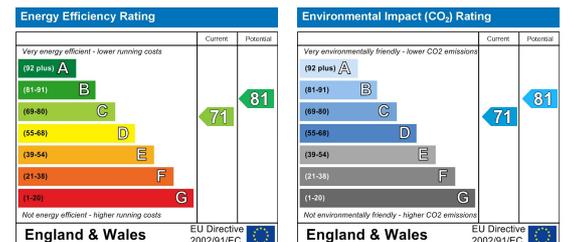
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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