



## 49 Calders Crescent

Parson Green, Sheffield, S5 9BL

**Guide price £205,000**



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Nestled in the desirable area of Calders Crescent, Sheffield, this charming semi-detached house, built in 2019, presents an excellent opportunity for families and first-time buyers alike. With a guide price ranging from £205,000 to £215,000, this property boasts a modern design and is well-maintained throughout.

The home features three spacious bedrooms, providing ample space for relaxation and rest. The inviting reception room is perfect for entertaining guests or enjoying quiet evenings in. The contemporary kitchen diner is a highlight of the property, offering a stylish space for family meals and gatherings. Additionally, the convenience of a downstairs WC adds to the practicality of the layout.

Outside, the stunning garden is a true gem, providing a lovely outdoor space for children to play or for hosting summer barbecues. The property also includes parking for two vehicles, ensuring that you and your guests have easy access.

Situated close to local schools and amenities, this home is ideally located for families seeking a vibrant community. With its modern features and excellent location, this semi-detached house on Calders Crescent is a must-see for anyone looking to settle in Sheffield. Don't miss the chance to make this delightful property your new home.

### Entrance Hall

A welcoming entrance hall with light grey walls and laminate flooring leads through to the dining kitchen and lounge, setting a fresh and inviting tone as you enter the home.

### Dining Kitchen

16'2" x 10'2" max (4.93m x 3.09m max)

This well-appointed dining kitchen features a modern layout with a mix of white cabinetry and wooden worktops, offering ample space for cooking and casual dining. The kitchen has space for appliances including a fridge-freezer, washing machine, oven, and gas hob with extractor fan. Natural light fills the room through windows to the front and side, while the dining area comfortably accommodates a round table and chairs, making it a bright and sociable space.

### Lounge

10'10" x 13'7" (3.30m x 4.14m)

A bright and airy lounge with light walls complemented by a feature blue accent wall creates a calm and comfortable environment. Light wood-effect laminate flooring extends throughout, enhancing the sense of space. The room benefits from natural light pouring in through a window and double French doors that open onto the garden decking, seamlessly connecting indoor and outdoor living areas.

### WC

A practical and tidy ground floor cloakroom with neutral walls and laminate flooring, fitted with a WC and a small wash basin with tiled splashback. The room includes a radiator and offers useful convenience on the lower level.

### Landing

The first-floor landing is bright and spacious with neutral décor and carpet underfoot. It provides access to three bedrooms and the bathroom, as well as stairs leading down to the ground floor.

### Master Bedroom

8' x 13'8" (2.44m x 4.16m)

The master bedroom is a generous double with soft carpet and a calming palette of pale pink walls. It features two front-facing windows that flood the room with natural light. There is ample space for a double bed with bedside tables and additional furniture such as a dresser and chest of drawers.

### Bedroom 2

12'8" x 7'3" (3.86m x 2.21m)

Bedroom two is a well-proportioned room with a neutral carpet and light walls, offering plenty of natural light through a window to the rear. It is currently arranged as a dressing room with fitted wardrobes that provide excellent storage, making it a versatile space for sleeping or dressing needs.

### Bedroom 3

9' x 6' (2.74m x 1.83m)

A smaller bedroom with neutral décor and carpet, illuminated by a rear window. It is currently furnished as a home office with a desk and chair but could also serve as a child's bedroom or guest room.

### Bathroom

The family bathroom is fitted with contemporary white sanitary ware including a bath with an overhead shower, a pedestal wash basin, and a close-coupled WC. The walls are lined with dark horizontal tiles creating a modern and stylish feel. A frosted window provides privacy while allowing natural light to filter in.

### Rear Garden

The rear garden offers a generous outdoor space with a raised decked patio ideal for dining and entertaining. Steps lead up to a well-maintained lawn bordered by a timber fence, providing privacy and a safe area for children or pets to play. The garden is neatly landscaped with a mix of stone chippings and potted plants, creating a pleasant and low-maintenance environment.

### Front Exterior

The front exterior features a modern semi-detached brick home with a neat frontage, driveway parking to the side, and a small planted border by the front door. The property has a pitched tiled roof and white-framed windows, presenting an inviting curb appeal.



Road Map



Hybrid Map



Terrain Map



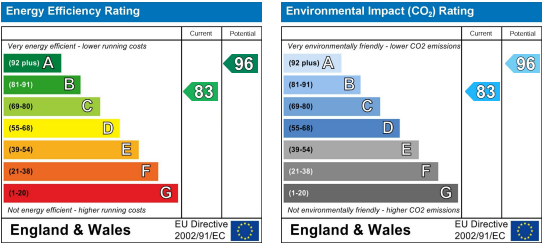
Floor Plan



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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