



## 55 Calders Crescent

Parson Green, Sheffield, S5 9BL

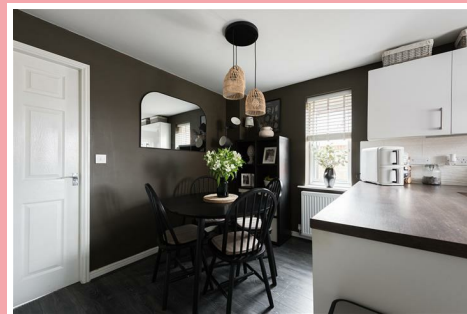
**Guide price £210,000**



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Nestled in the desirable area of Calders Crescent in Parson Green, Sheffield, this modern semi-detached house, built in 2019, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings.

The property boasts a contemporary design throughout, making it a welcoming and stylish home. The bathroom is well-appointed, catering to the needs of modern living. Additionally, there is parking available for one vehicle, adding to the practicality of this lovely residence.

Situated in a popular estate, this home is within walking distance to local shops and schools, making daily errands and school runs a breeze. Furthermore, the property is conveniently located on a bus route, providing easy access to the wider Sheffield area.

This charming house is not just a place to live; it is a community where you can thrive. With its modern features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant neighbourhood. Do not miss the chance to make this delightful property your new home.

## Lounge

10'10" x 13'8" (3.30m x 4.16m)

This charming lounge offers a bright and inviting space, featuring light walls complemented by contrasting dark flooring. A generous window and French doors allow natural light to flood in, creating a welcoming atmosphere. The room's layout is ideal for relaxation or entertaining, seamlessly connecting to the dining kitchen for convenient access.

## Dining Kitchen

16'3" x 10'3" max (4.95m x 3.13m max)

The dining kitchen is a well-appointed, modern space blending functionality with style. It features sleek white cabinetry with contemporary handles and dark wood-effect worktops, paired with dark flooring for a cohesive look. A central island offers additional preparation space and doubles as a casual dining area. The kitchen has space for appliances including an oven, hob, washing machine, fridge freezer, and a stainless steel extractor fan. Ample windows provide natural light, while a cosy dining nook sits beside a window, perfect for meals or informal gatherings. Dark painted walls add character and contrast beautifully with the bright units.

## WC

The ground floor WC is a compact and practical space with dark walls and flooring, complemented by a white basin set within a wooden cabinet and a white toilet. It is thoughtfully designed for convenience and retains the sophisticated colour scheme seen throughout the home.

## Entrance Hall

This entrance hall presents a neat and welcoming entry into the home with neutral-toned walls and dark flooring. It features a radiator cover that doubles as a display shelf and a small shoe rack, combining practicality with style.

## Landing

The first-floor landing is bright and airy with soft neutral walls and light carpeting. A radiator cover provides a surface for decoration and adds to the neat, well-maintained feel of this transitional space connecting the bedrooms and bathroom.

## Master Bedroom

8'2" x 13'8" (2.50m x 4.16m)

The master bedroom is a generous and restful retreat, featuring light walls and soft carpeting. Space for a double bed and wardrobes.

## Bedroom 2

12'7" x 7'3" (3.82m x 2.21m)

Bedroom 2 is a bright and airy room with a window allowing in ample natural light.

## Bedroom 3

9'1" x 6'1" (2.77m x 1.85m)

Bedroom 3 is a cosy and charming room decorated in a warm muted mauve, creating a welcoming and comfortable feel. The carpeted flooring and soft furnishings make this a perfect space for a child or guest bedroom, with a window dressed in curtains providing natural light.

## Bathroom

The bathroom is a modern and well-equipped space featuring a white suite comprising a bath with a glass shower screen, a pedestal basin and a close-coupled toilet. The room is tiled in large grey tiles around the bath, with the walls and ceiling painted a darker shade for contrast. A window above the bath provides natural light and ventilation.

## Front Exterior and Rear Garden

The exterior showcases a well-maintained red brick front elevation with white doors and windows, complemented by a small lawn and paved driveway offering parking space. The rear garden is a generous size, predominantly laid to lawn with a raised timber decking area ideal for outdoor seating and entertaining. It is fully enclosed with wooden fencing, creating a private and secure outdoor space suitable for families and pets.



## Road Map



## Hybrid Map



## Terrain Map



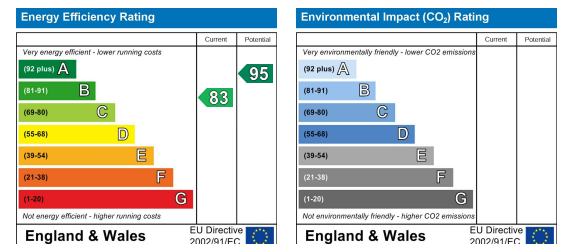
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd 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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