

# Crucible Homes



Ironstone Crescent  
Chapeltown, S35 3XW

£465,000



## Overview

Versatile Living

Four Bedrooms

Manicured Rear Enclosed Garden

Stunning Summer Room with Bio  
Fold Doors

EPC Rating - C

Council Tax Band - E



## Description

**SUMMARY** Discover the pinnacle of modern living in this four bedroom detached family home, designed with versatility and elegance in mind. Standing proud in a prestigious location, this property offers expansive living spaces, high-end finishes, and an idyllic outdoor setting.

Situated in a sought-after area, this home is close to excellent schools, shopping centres, dining options, and recreational facilities. Convenient transport links provide easy access to the city centre and surrounding areas, making it an ideal location for both work and leisure.

The home boasts multiple living areas designed to suit a variety of needs. Whether you require a formal living room, a cosy family room, or a home office, this property offers the flexibility to accommodate your lifestyle.

Heart of the home is the stunning open-plan kitchen, lounge, and dining area. Equipped with state-of-the-art appliances, sleek counter tops, and ample storage, the kitchen seamlessly flows into the lounge and dining spaces, perfect for entertaining and family gatherings.

Bottom level of this property offers a sun room which is a true highlight having a second kitchen area, cloakroom and lounge, featuring bi-fold doors that open up to the garden, creating a seamless indoor-outdoor living experience. This bright and airy space is ideal for enjoying morning coffee, reading, or simply soaking in the garden views. A room which could create living space for the kids or family member.

Step outside to a meticulously maintained garden, featuring a luxurious lawn and beautifully landscaped areas. The garden offers a tranquil retreat for relaxation, outdoor dining, and family activities.

Each bedroom is generously sized, providing ample space for rest and relaxation. The master suite features a luxurious en-suite bathroom





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 159.9 m<sup>2</sup> (1,721 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

and built in robes, creating a private retreat within the home and ample storage.

Having a stylish and functional family bathroom serves the additional bedrooms, featuring contemporary fixtures and a clean design with fully tiled walls and well thought finishing touches.

Every detail of this home has been carefully curated to ensure the highest quality and style, from the polished floors to the designer fixtures and fittings.

The property includes a private driveway and a spacious garage, providing ample parking and storage space.

**GROUND FLOOR**

LOUNGE 10' 9" x 14' 9" (3.3m x 4.5m)

OPEN PLAN LIVING 24' 7" x 18' 4" (7.5m x 5.6m)

CLOAKROOM

**FIRST FLOOR**

MASTER BEDROOM 13' 5" x 11' 5" (4.1m x 3.5m)

ENSUITE 4' 11" x 7' 6" (1.5m x 2.3m)

BEDROOM TWO 11' 9" x 11' 1" (3.6m x 3.4m)

BEDROOM THREE 10' 5" x 11' 5" (3.2m x 3.5m)

BEDROOM FOUR 8' 6" x 6' 10" (2.6m x 2.1m)

BATHROOM 8' 6" x 5' 10" (2.6m x 1.8m)

**BASEMENT LEVEL**

GARDEN ROOM 24' 11" x 10' 9" (7.6m x 3.3m)

CLOAKROOM 3' 3" x 5' 10" (1m x 1.8m)

**AGENCY NOTE**

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