

**Evans Lee & Co Limited**

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk [www.evanslee.co.uk](http://www.evanslee.co.uk)



**Mayfield, 35 Canterbury Crescent, Sheffield, S10 3RW**

Constructed by the Sivil Group who have been building family homes in the Fulwood district since the 1920's is this stunning five bedroomed, five bathroomed detached family home which has been constructed to the highest of standards and enjoys far reaching southerly views. This bespoke development on the southerly side of Canterbury Crescent represents an increasingly rare opportunity to acquire high quality new homes in the South West of Sheffield and is sure to be in great demand. Gas fired central heating, integral double garage with electric door, solar panelling, under floor heating, LED lighting, block paved driveway and landscaped gardens. The accommodation comprises; entrance hall, double bedroom with en suite shower room, double bedroom two with en suite bathroom and access to the garage with utility area. To the first floor, master bedroom with en suite bathroom with stunning views and walk in wardrobe, double bedroom four with en suite shower room and double bedroom five with en suite shower room. To the lower ground floor, spacious open plan living kitchen with integrated appliances, work island, space for table and sofa and doors to a rear decked

**Offers Around £895,000**

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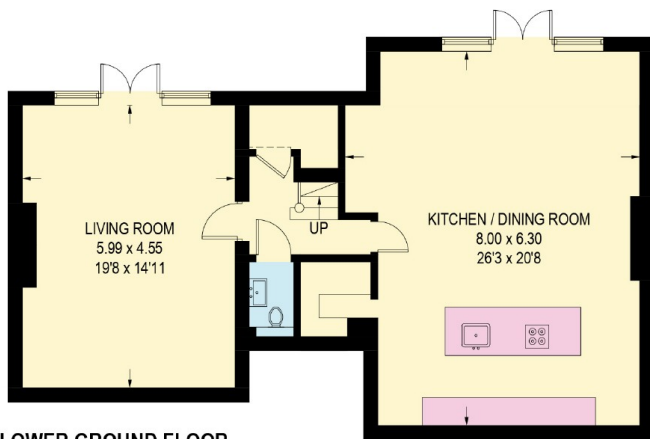
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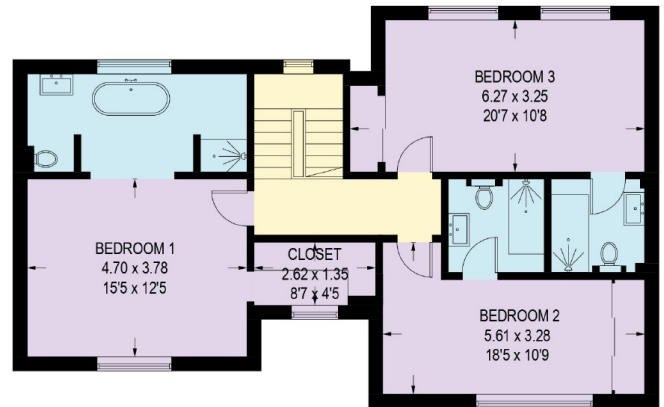


# SOUTH GROVE, CANTERBURY CRESCENT

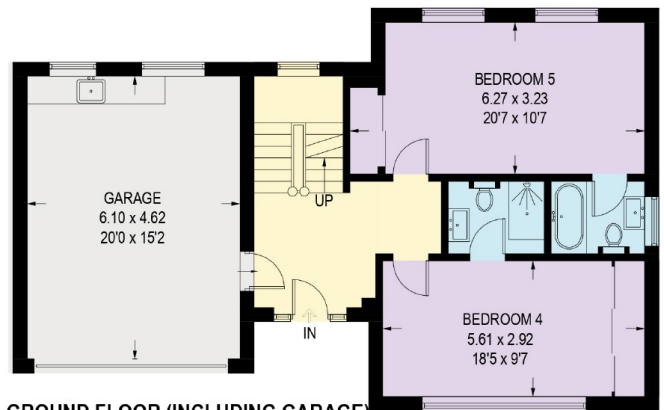
APPROXIMATE GROSS INTERNAL AREA = 262.8 SQ M / 2829 SQ FT  
(INCLUDING GARAGE)



**LOWER GROUND FLOOR**  
87.8 SQ M / 945 SQ FT



**FIRST FLOOR = 87.3 SQ M / 940 SQ FT**



**GROUND FLOOR (INCLUDING GARAGE)**  
87.7 SQ M / 944 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

## Directions

### Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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