



44 Canterbury Avenue, Fulwood, Sheffield, South Yorkshire, S10 3RU

44 Canterbury Avenue, Fulwood, S10 3RU

A significantly extended family home situated a short stroll away from Fulwood Villages amenities and 1st class schooling for all age groups. The property boasts an outstanding, open plan dining kitchen with French windows to the courtyard and gardens alongside a spacious loft conversion which allows for a further double bedroom and adjacent study area, ideal for teenagers. The property has modern fixtures and fittings in all the right places including underfloor heating and majority timber double glazing. Fulwood is a highly desirable and affluent suburb located on the fringe of the beautiful Mayfield Valley and yet conveniently only 2 or 3 miles west of the city centre. The area was formerly an ancient settlement and village situated on the Porter Brook and with excellent schooling and local amenities close by Fulwood continues to be one of the most desirable places to live in The Steel City. With demand being so high properties can often change hands for sky high prices.

- Four double bedrooms with an extra study area in the loft
- Two bathrooms including a ground floor wet room
- Sitting room with bay window
- Open plan dining kitchen with elegant Quartz work surfaces
- Block paved off road parking
- Porch and reception hall
- Double tandem garage with access to the gardens
- Lovely rear garden
- Modern underfloor heating throughout the house
- Majority timber double glazing





