

Saxton Mee



Norton Lees Square Norton Sheffield S8 8SP
Guide Price £320,000

St Luke's
Sheffield's Hospice

Norton Lees Square

Sheffield S8 8SP

Guide Price £320,000

GUIDE PRICE £320,000-£330,000 **FREEHOLD** Occupying a prominent position on this quiet, sought after residential street is this deceptively spacious and incredibly versatile four/five bedroom semi-detached home which is perfect for modern family living offering a generous amount of living space, amounting to 1500 sq ft. The property benefits from solar panels, electric charging point, gas fired central heating and uPVC double glazing throughout. Enjoying a fully enclosed rear garden, ideal for entertaining this also benefits from a log store and storage for bikes/tools. Briefly, the accommodation comprises: Welcoming entrance hall. Bay windowed lounge to the front with log burner and feature fireplace. Double doors lead into the spacious dining room which in turn leads into the sun lounge, overlooking the garden and the modern fitted kitchen comprising a range of wall drawer and base units, integrated fridge/freezer, cooker, hob with extractor over, microwave and sink with mixer tap. Utility room with separate W.C and built in storage. Downstairs double bedroom four. First floor: Three good sized double bedrooms, the master having built in wardrobes. Newly installed family bathroom comprising a modern suite of bath, separate shower cubicle, W.C and wash basin. A further staircase rises to the occasional attic room, currently used as a fifth bedroom but offers potential for a playroom, home office or studio.

- IDEAL FAMILY HOME
- FOUR/FIVE BEDROOMS
- DOWNSTAIRS W.C
- LARGE REAR GARDEN
- SOLAR PANELS
- ELECTRIC CAR CHARGING POINT





OUTSIDE

To the front is a block paved driveway with electric charging point providing off road parking for two vehicles. Whilst to the rear is a large garden which is fully enclosed and is mainly laid to lawn with patio seating area and deck, ideal for hosting and entertaining. Log store and storage for bikes/tools.

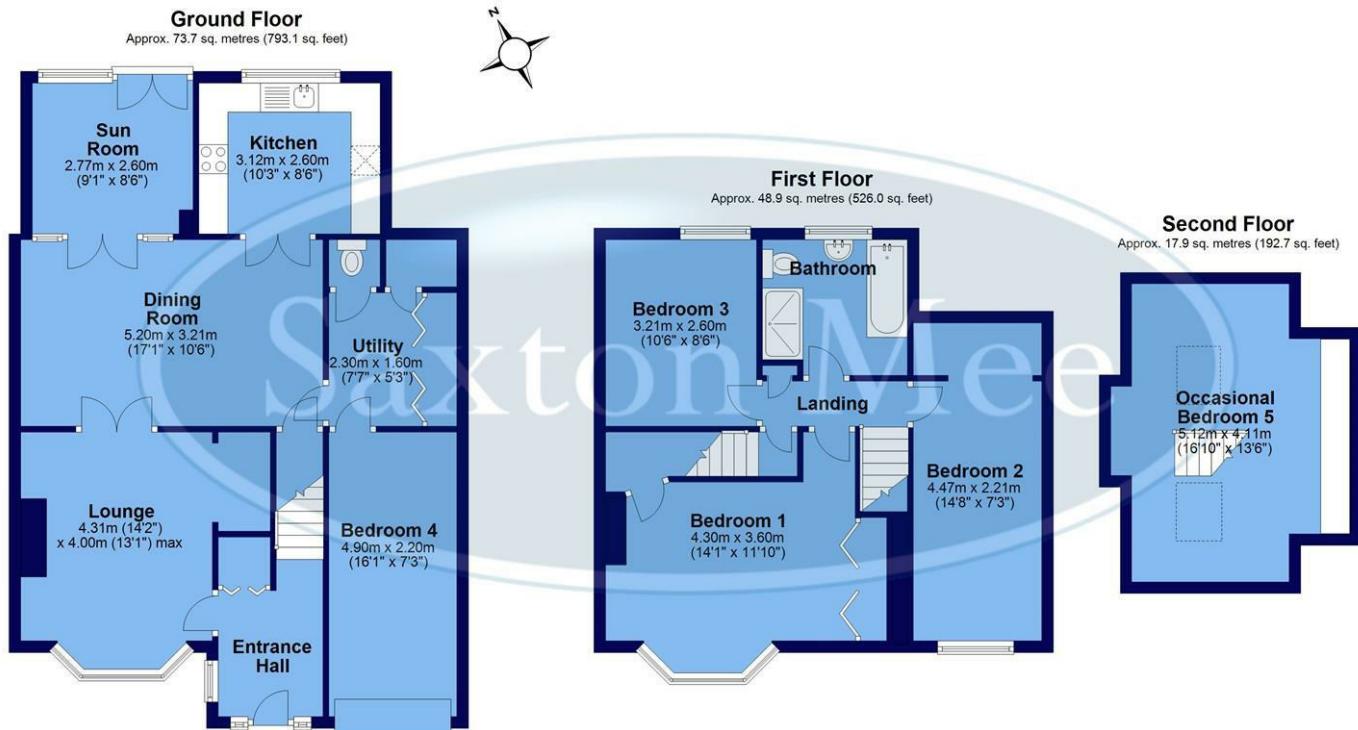
LOCATION

The property is located in the sought after S8 postcode enjoying a wealth of local amenities in Woodseats as well as regular public transport, excellent and well regarded local schools for both primary and secondary pupils, well regarded public houses, close proximity to Graves Park, Lees Hall Golf Club and Graves Park Animal Farm. Easy access to the motorway network, ideal for the commuter.

VALUER

Lewis Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 140.5 sq. metres (1511.8 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	83
(B1-B1) B	78
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G17) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	
(B1-B1) B	
(C2-C4) C	
(D5-D8) D	
(E9-E11) E	
(F12-F14) F	
(G15-G17) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales