

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

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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.

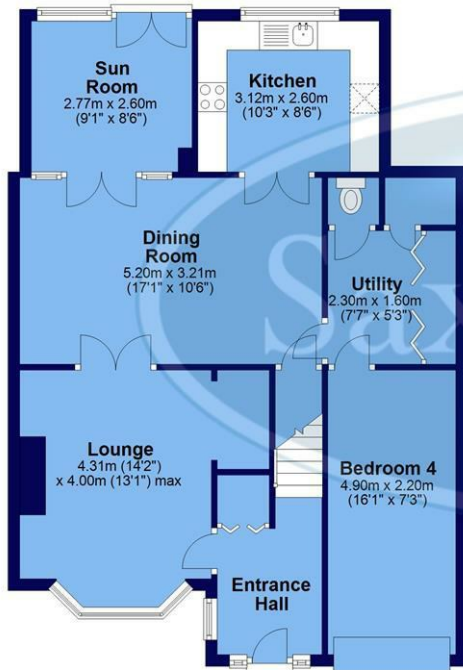
VALUER

Lewis Hughes MNAEA

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Ground Floor

Approx. 73.7 sq. metres (793.1 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Second Floor

Approx. 17.9 sq. metres (192.7 sq. feet)



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

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