



## 5 Lytton Drive

Parson Cross, Sheffield, S5 8AZ

**Guide price £150,000**



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Nestled on the sought-after Lytton Drive in Sheffield, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is its well-maintained garden, which offers a delightful outdoor retreat for gardening enthusiasts or those who simply wish to bask in the sun. The driveway adds convenience, allowing for off-street parking, a valuable asset in this popular area.

Situated on a road that is highly regarded for its community spirit, this property is within walking distance to local schools and shops, making daily errands and school runs a breeze. With no chain involved, this home is ready for you to move in and make it your own.

In summary, this semi-detached house on Lytton Drive is a wonderful blend of comfort, convenience, and charm, making it an ideal choice for those looking to settle in a vibrant and friendly neighbourhood. Don't miss the chance to view this delightful property.

### Lounge

10'9" x 15'9" (3.27m x 4.79m)

The lounge provides a welcoming space with a bay window that fills the room with natural light. It features a focal point fireplace with decorative surround and is comfortably fitted with plush carpeting. The room enjoys a neutral palette, offering a blank canvas for personal touches and is accessed directly from the hallway, enhancing its convenience and flow. External door provides access to the rear garden

### Dining Kitchen

14'4" x 9' (4.37m x 2.74m)

The dining kitchen is bright and practical, fitted with a range of grey cabinetry and integrated appliances including an oven and hob. Ample work surfaces provide generous preparation space, complemented by tiled flooring that is easy to maintain. Natural light pours in through two windows, enhancing the room's fresh and inviting atmosphere.

### Hallway

The hallway offers a warm welcome with wooden panelled staircase balustrades and fitted storage beneath the stairs. Carpeted flooring continues the homely feel, and neutral wallpaper adds subtle texture to the walls. This area connects all the ground floor rooms and leads upstairs, creating a practical and inviting entrance space.

### Bedroom 1

13' max x 9'1" (3.95m max x 2.78m)

Bedroom 1 is generously sized, featuring a window allowing plenty of daylight and fitted wardrobes with mirrored doors that provide excellent storage and add a sense of space. Neutral carpeting and soft grey walls create a calm and restful environment, making it a comfortable retreat.

### Bedroom 2

12'2" max x 9'4" (3.71m max x 2.85m)

Bedroom 2 is a double room with fitted wardrobes and matching bedside units that offer practical storage solutions. A window ensures it is well-lit with natural light.

### Bedroom 3

7'11" x 6'5" (2.42m x 1.95m)

Bedroom 3 is a compact single room featuring soft pink wallpaper and carpet. A leaded window allows natural light to filter in, creating a bright and cosy space suitable for a variety of uses including a home office or nursery.

### Bathroom

The bathroom comprises a traditional suite including a bath with tiled splash back, pedestal basin and WC. A floral patterned window blind and neutral tiling contribute to a fresh and clean look. The space is practical and comfortably sized, served by a window that provides natural light and ventilation. Shower is powered via the central heating.

### Landing

The area features fitted carpeting and wooden balustrades matching the hallway. It serves as a practical central point connecting all first floor rooms, with a small storage cupboard for added convenience.

### Front Exterior

The front exterior features a neat garden with a circular central feature surrounded by well-maintained lawn. A path leads to the front entrance and a driveway running alongside the property leads to a single garage. The frontage is fenced for privacy and bordered by mature shrubs, presenting a tidy and inviting first impression.

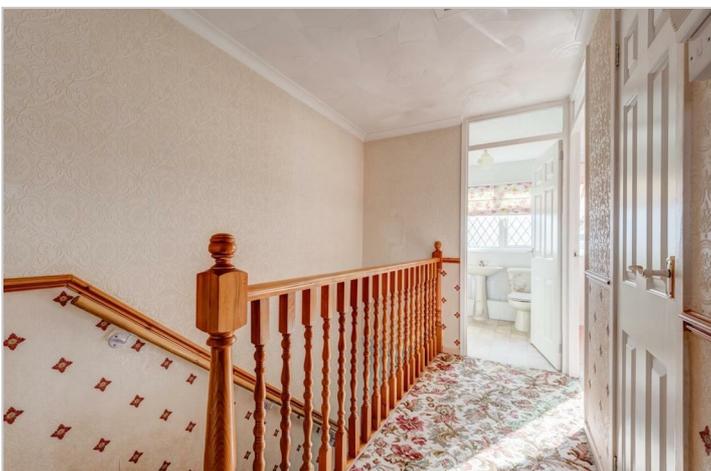
### Rear Garden

The rear garden offers a well-tended lawn with mature shaped shrubs lining one side. A paved path runs alongside the garden, leading past a wooden shed and a detached garage. The garden is fenced for privacy and benefits from an open, sunny aspect, providing a peaceful outdoor space for relaxation or gardening.

### Garage

15'11" x 8'11" (4.85m x 2.73m)

The garage is a detached single garage with access via the driveway. It is of a practical size to accommodate a vehicle or provide secure storage space.



## Road Map



## Hybrid Map



## Terrain Map



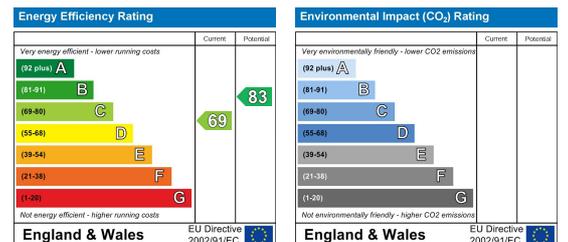
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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