



9, Lizzie Lane

Sheffield, S3 8AZ

Description

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into a bespoke kitchen, equipped with top-of-the-range appliances and elegant finishes. The property boasts four well-appointed bedrooms, including a luxurious master suite that features its own private balcony, perfect for enjoying morning coffee or evening sunsets. With two contemporary bathrooms including a Villeroy and Boch master suite, en-suite shower room and a useful downstairs W/C, convenience and comfort are at the forefront of this home. The house has triple glazing with high levels of airtightness. Heating is gas free, serviced by a Mechanical Ventilation Heat Recovery System (MVHR) which extracts the existing stale air and brings a constant flow of fresh air warmed by the heat recovery system - a super smart eco home!

The townhouse is adorned with bamboo flooring throughout, adding a touch of warmth and sophistication. Step outside to discover a delightful terrace that overlooks the beautifully maintained communal lawned gardens, providing a serene outdoor space for gatherings or quiet reflection.

For those with vehicles, the property includes a large garage with parking for an SUV and electric garage door with fob, along with additional storage on the ground floor, ensuring practicality is never compromised, as well as utility room and W/C. The vibrant Kelham Island area is renowned for its local bars and restaurants, including the award-winning DOMO Sardinian restaurant, which is conveniently located within the Little Kelham development, as well as the Bakers Yard Bakers.

With excellent transport links to the inner ring road, the M1, Sheffield Supertram and Sheffield City Centre, this townhouse is not only a stylish home but also a gateway to the best that Sheffield has to offer. This property is a rare find and is sure to attract discerning buyers looking for a contemporary lifestyle in a thriving community.



- Sold via ELR Premium (Buyers Fee of £595 inc VAT applies)
- Four spacious bedrooms
- GUIDE PRICE £425,000 to £450,000
- Bespoke kitchen design
- Bamboo flooring throughout
- Terrace with garden views
- Balcony off master suite
- Large garage for SUV
- Trendy Little Kelham area
- Close to bars and restaurants







Outbuilding

Approx. 5.1 sq. metres (54.5 sq. feet)

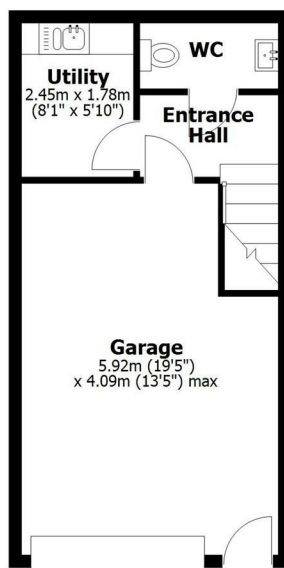
Workshop/Store

1.24m x 4.09m
(4'1" x 13'5")



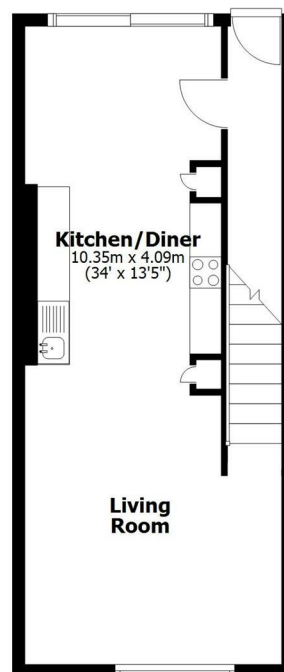
Ground Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



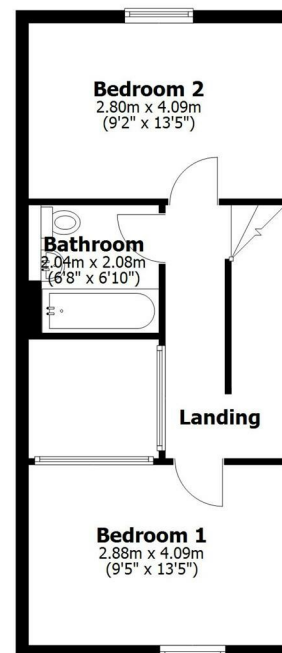
First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



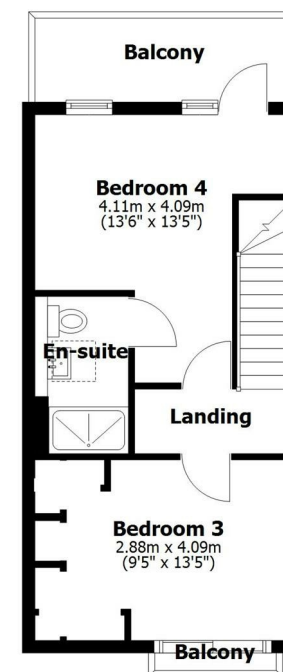
First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Second Floor

Approx. 34.2 sq. metres (368.6 sq. feet)

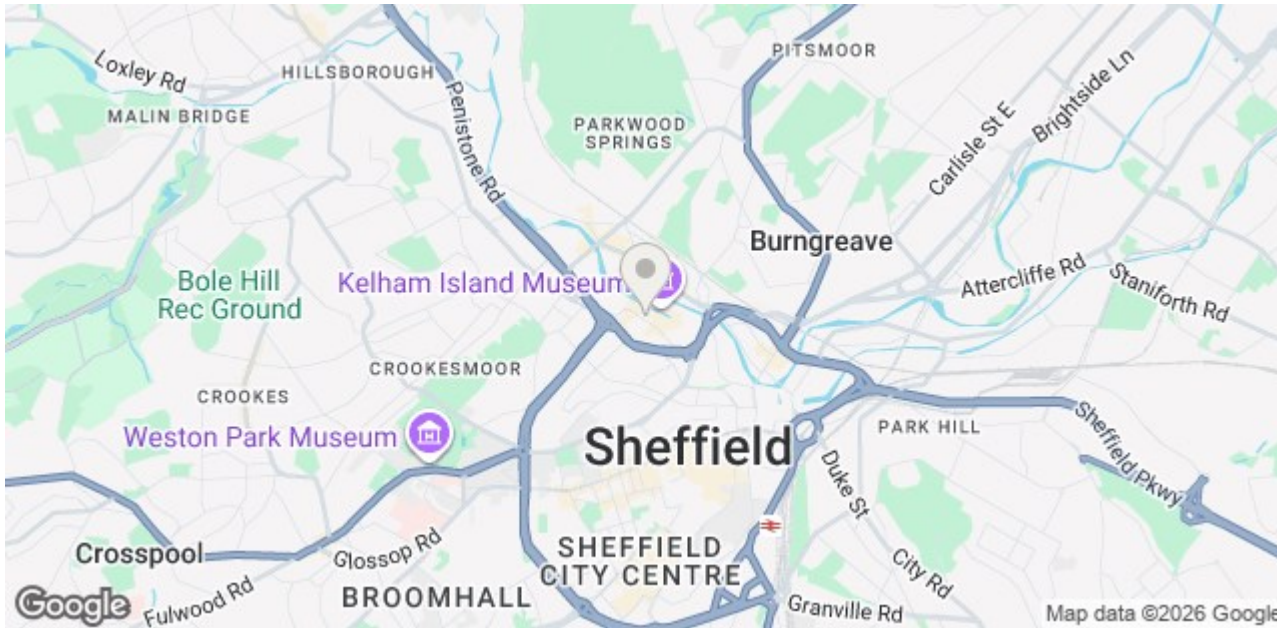


Total area: approx. 156.1 sq. metres (1680.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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