

Norbury, 22 Grove Road, Sheffield, S7 2GZ

# Norbury, 22 Grove Road

Sheffield, S7 2GZ

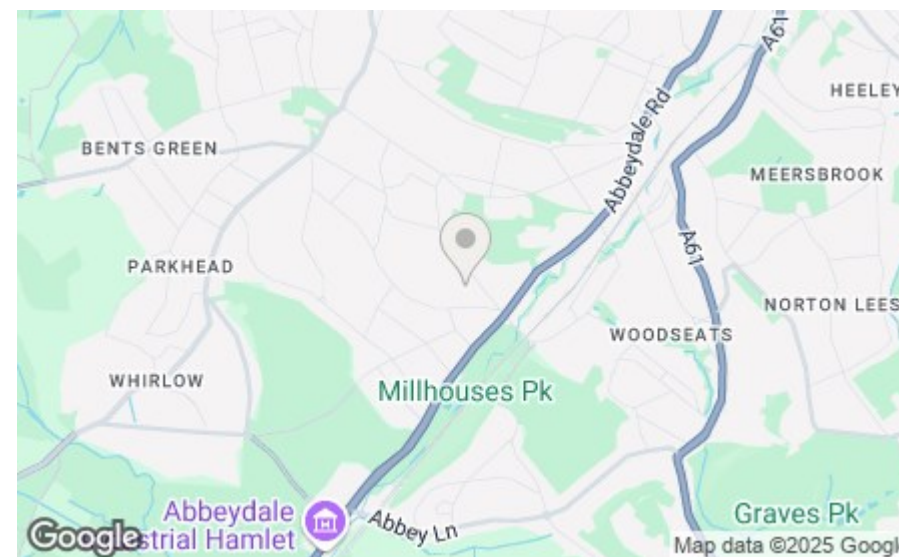
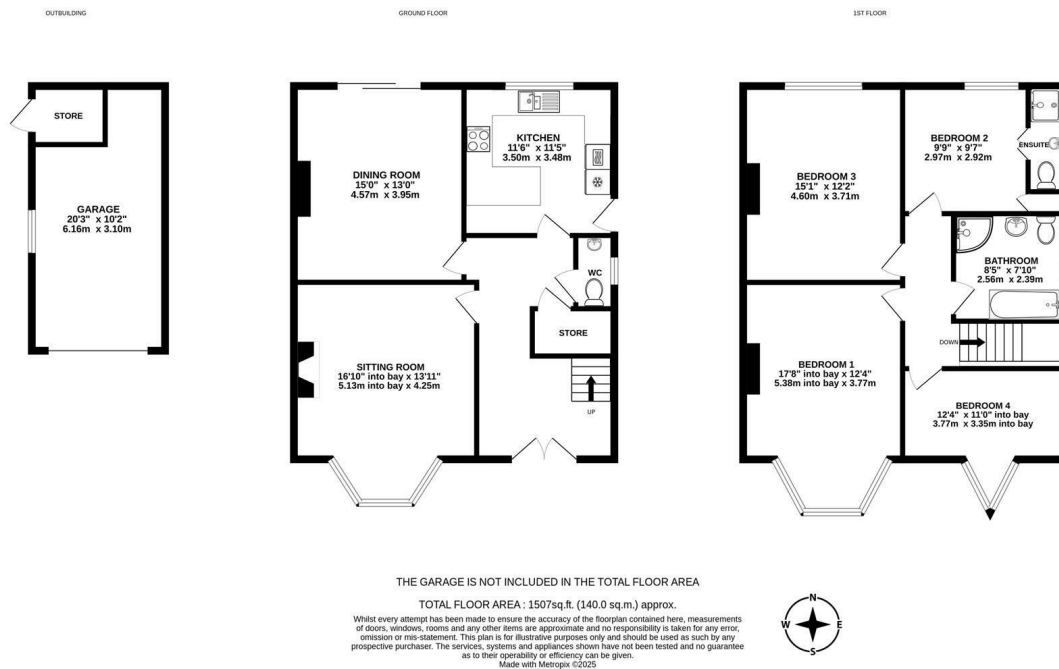
## Description

Constructed in the 1920's and as such offering much better proportions and building materials than post war housing stock. This large, light and spacious semi detached property is set back from the road and has an expansive range of accommodation that is laid out over two floors. The property is situated on a generous plot and offers plenty of potential for extensions to the side, rear or via the large loft space (like next door). Grove Road is a highly desirable location in the leafy neighbourhood of Millhouses with houses rarely becoming available on the open market. This lovely home is situated close to the pretty park that has a superb range of recreational pursuits. The park plays host to a cricket ground, both basketball and tennis courts, a bike and skate park and even a popular boating lake and children's playground. There is also a busy cafe and thriving pub that combine with a very popular local bakery, two bistros and two other pubs to create a vibrant social scene. Millhouses also has three national supermarkets and is well connected to the city centre via regular bus services. Families will appreciate the close proximity of highly regarded local schooling with Mercia, Dobcroft, St Wilfreds all being found close by (catchment should always be confirmed with Sheffield City Council) and the ease of access to the ancient local woodland that provides walking trails leading into the beautiful surrounding countryside of The Limb Valley. This gorgeous home has original features such as pretty stained glass windows (incorporated into UPVC frames), impressive fireplaces and high ceilings, typical from the 1920's era which blend in with more contemporary fittings that have been added in recent years. With gardens to the front and rear, potential to extend and no onward chain this is a great opportunity for the next lucky owner to create the home of their dreams and the perfect setting to raise their family.

- Wide and welcoming reception hall with access to a ground floor W.C.
- No onward chain and freehold.
- Four bedrooms including a lovely bay windowed principal room with original fireplace.
- Two modern bathrooms including one ensuite shower room.
- Sitting room with bay window and feature fireplace.
- Dining room overlooking the rear garden.
- Modern breakfast kitchen with timber work surfaces and garden view.
- Driveway providing off road parking for at least two cars, leading past the house to the garage at the rear.
- Pretty gardens to the front and rear.
- Gas central heating, UPVC double glazing, Council Tax Band E and an EPC rating of D62.







**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.