



## Thorpe House Avenue, Sheffield S8 9NH

**Guide Price £275,000**

Guide Price £275,000 - £300,000

Virtual Walk Through Tour Available

SK Estate Agents are delighted to offer to the market for sale this well presented and larger than average, four bedroom, semi-detached property located in the highly desirable neighbourhood of Norton Lees; close-by to an excellent range of local shops, amenities, and transport links. Ideally suited to first time buyers or growing families, the accommodation briefly comprises: entrance hall, lounge, snug, open plan dining kitchen, shower/WC/utility room, three double bedrooms, one single bedroom/study, family bathroom, and pleasant gardens to the front and rear.

A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Freehold





## Entrance

Entry via composite and glazed door into entrance hall having carpeted flooring, port hole window with stained glass, carpeted staircase rising to first floor and oak and glazed door providing access to the lounge.

## Lounge

13'5" x 12'5" (4.11m x 3.81m)

Beautifully presented, light and airy lounge with large front facing UPVC double glazed bay window. Having built-in storage cupboards and shelving to the sides of the chimney breast, carpeted flooring and gas central heating radiator.

## Snug

10'6" x 8'8" (3.21m x 2.66m)

Additional reception room, currently used as a snug, benefiting from carpeted flooring, gas central heating radiator, and access to the downstairs shower room/WC/utility room.

## Shower/WC/Utility Room

5'7" x 6'10" (1.72m x 2.09m)

Well equipped utility room with low flush WC, work surface with mounted sink and mixer tap, space and plumbing for washing machine and tumble dryer, and shower cubicle with thermostatic shower over. Also benefitting from extractor fan, chrome heated towel rail, laminate flooring and side facing UPVC obscured glass window. Cupboard housing the combination boiler.

An additional storage cupboard benefits from electric sockets and the fuse board.

## Extended Dining Kitchen

21'0" x 9'7" (6.42m x 2.94m)

Modern extended kitchen fitted with a good range of high gloss aubergine and cream wall and base units with quartz work surfaces which incorporates round sink with mixer spray tap and drainer and Neff 5 ring gas hob with extractor hood above. Benefiting from mid-height Bosch electric double oven and grill, plinth heater, cushioned flooring, integrated dishwasher, space for freestanding fridge/freezer, and dual aspect rear and side facing UPVC double glazed windows.

A beautifully designed, open-plan dining space with ample room for family sized dining table and chairs, having rear facing UPVC double glazed French doors opening out to the garden. Having gas central heating radiator.

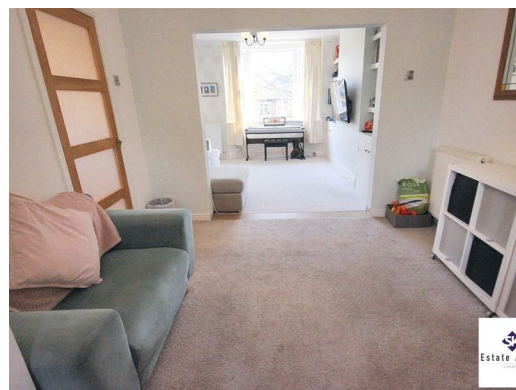
## First Floor Landing

Bright and airy landing having carpeted flooring, side facing UPVC double glazed obscured window. Featuring a further landing providing access to bedrooms two and three and loft access via hatch.

## Bedroom Four/Study

5'11" x 6'10" (1.81m x 2.10m)

Front facing bedroom with space for a single bed but currently used as a home study. Having UPVC double glazed window, gas central heating radiator and carpeted flooring. Also having built-in shelving above the stairs.



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### Bedroom One

9'11" x 12'4" (3.04m x 3.77m)

Principal bedroom made bright via the front facing UPVC double glazed bay window. Having carpeted flooring, gas central heating radiator and decorative picture rail.

### Bedroom Three

6'5" x 16'5" (1.96m x 5.01m )

A good sized and neutrally decorated double bedroom featuring space for a dressing area. Having rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

### Bedroom Two

13'6" x 9'8" (4.14m x 2.96m )

A further double bedroom with rear facing UPVC double glazed window with views over the garden, and having carpeted flooring and gas central heating radiator. Boasting useful storage with sliding doors, drawer and shelving.

### Family Bathroom

6'3" x 5'6" (1.93m x 1.68m)

Family bathroom with three piece suite comprising: panelled bath with thermostatic shower over, pedestal wash hand basin with mixer tap, and low flush WC. Having laminate flooring, side facing UPVC double glazed obscure window, and a chrome heated towel rail.

### Outside

To the front of the property there are steps rising to a paved path which leads to the front entrance door and to the rear of the house. There is an area laid to lawn surrounded by hedged borders.

To the side of the property there is a useful storage shed.

To the rear of the property is a paved patio area providing space for outdoor seating with steps up to the lawned garden. A raised bed to the rear of the garden planted with herbs.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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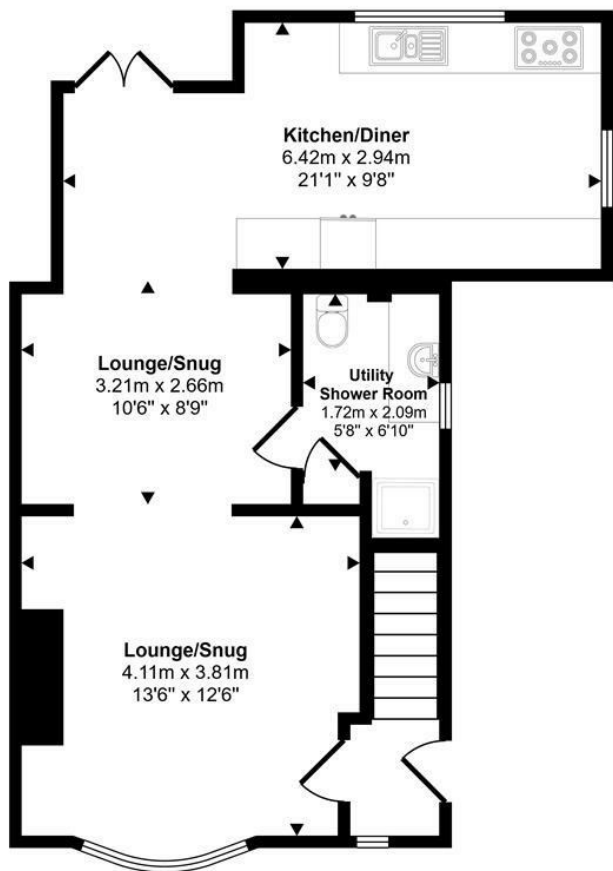
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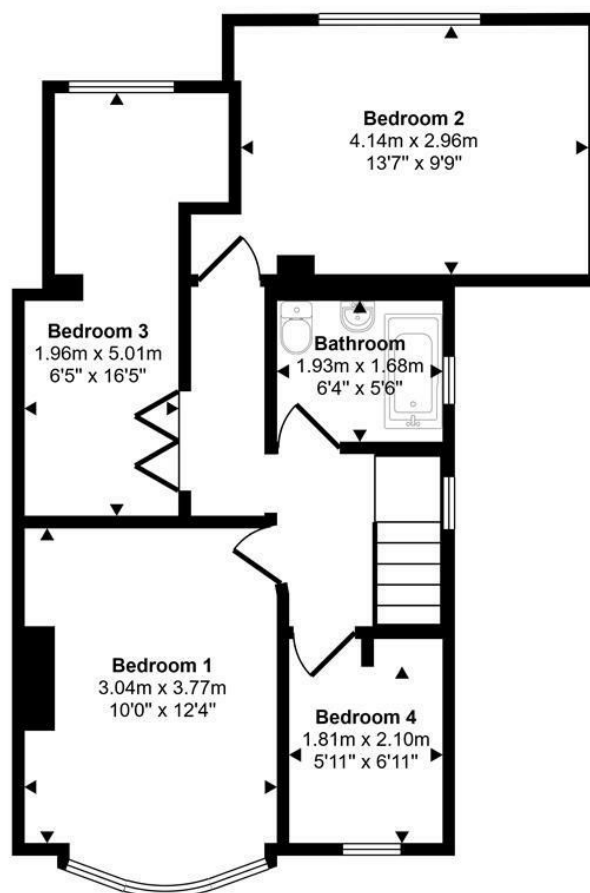
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Approx Gross Internal Area  
103 sq m / 1113 sq ft

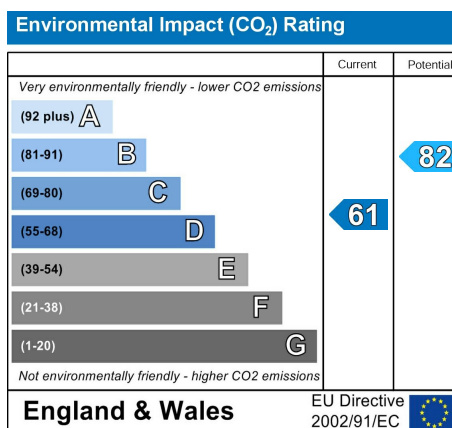
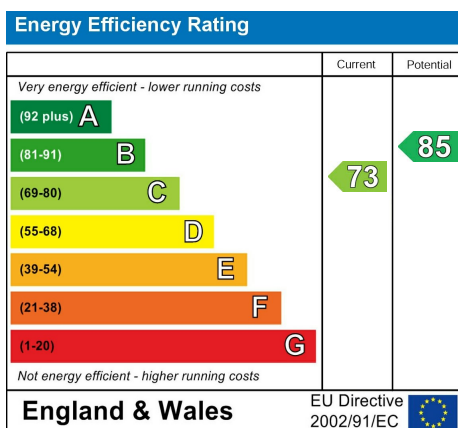


Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 52 sq m / 563 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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