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Castle Croft Drive, Norfolk Park,
Sheffield, S2 2BZ

OIRO £310,000

BELVOIR!



Key Features

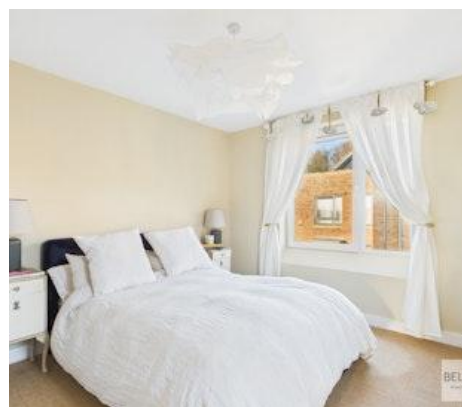
- > Stunning Three Bedroom Townhouse
- > Beautiful Terrace with City Views
 - > Two Bathrooms Plus W.C.
 - > Solar Panels
- > Popular Location Close to City Centre
 - > Private Rear Garden
 - > Tenure: Freehold
 - > EPC rating B

Belvoir Sheffield are pleased to offer this stunning three double bedroom, three-storey townhouse in the popular Norfolk Park area.

The property features a driveway for two vehicles, a private rear garden, and an impressive roof terrace with fantastic city views.

Ideally located on Granville Road opposite Sheffield College and All Saints School, it is within easy walking distance of the city centre, train station, and local amenities.

Early viewing is highly recommended.



This well-maintained property, built in 2015, offers a welcoming entrance hall with access to a convenient downstairs W.C. with wash basin and a useful under-stairs storage cupboard. The generously proportioned living room benefits from patio doors opening onto the rear garden, allowing an abundance of natural light to flow through. The spacious dining kitchen is a real highlight, featuring a modern range of wall and base units together with integrated appliances including a fridge freezer, dishwasher, electric oven, gas hob and extractor fan. To the first floor are two well-sized double bedrooms and a contemporary family bathroom comprising a bath with shower over, wash basin, W.C. and a stylish chrome towel rail. The second floor offers a further double bedroom, a modern shower room with enclosed shower, wash basin and W.C., and a stunning rooftop terrace providing breathtaking city views. Externally, the property enjoys a private rear garden with a combination of lawn and patio areas, along with a driveway providing off-road parking for two vehicles. The home also benefits from solar panels, enhancing energy efficiency. Situated in the ever-popular Norfolk Park area, the property is ideally located for access to Sheffield City Centre, the M1 motorway, excellent public transport links and a range of local amenities, including shops and well-regarded primary and secondary schools.

Additional Information: *Freehold *Service Charge is £265.24 per annum (this charge mainly covers grounds maintenance of the estate and general repairs of communal areas e.g. removal of dead trees and maintenance of grassy areas) *Council Tax Band C *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



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