



52 Norfolk Road, Sheffield, S2 2SY

Saxton Mee



# 52 Norfolk Road

Guide Price

## £425,000

GUIDE PRICE: £425,000-£450,000

A stunning and spacious three double bedroom period stone-built semi-detached home, perfectly positioned in the highly sought-after location within the Norfolk Park Conservation Area.

Just a short stroll from the historic Norfolk Heritage Park and surrounding woodland, this home also offers excellent access to the city centre—ideal for commuters with Sheffield railway station nearby.

Set across three floors (including cellar), the property beautifully combines period character with modern living.

Ground Floor: A welcoming hall leads to a bright and generously proportioned lounge with bay window, and a separate dining room—perfect for entertaining. The fitted kitchen enjoys a charming outlook and direct connection to the dining room.

First Floor: Three spacious double bedrooms, including a large main bedroom, provide comfortable family accommodation. A stylish bathroom completes this floor. There is also access to a loft space via a drop-down ladder which has ample bonus storage space.

Cellar: Currently being used as a fantastic cinema room, with soundproof insulation for the ultimate home entertainment experience. There is also a useful store room. Externally, the property benefits from a private and enclosed rear garden, offering a peaceful retreat ideal for relaxing or socialising.

This home blends character, convenience, and lifestyle in equal measure, making it a rare opportunity in such a desirable location. The owner has taken great care in looking after this beautiful property and updating and restoring the heating and electrics throughout.



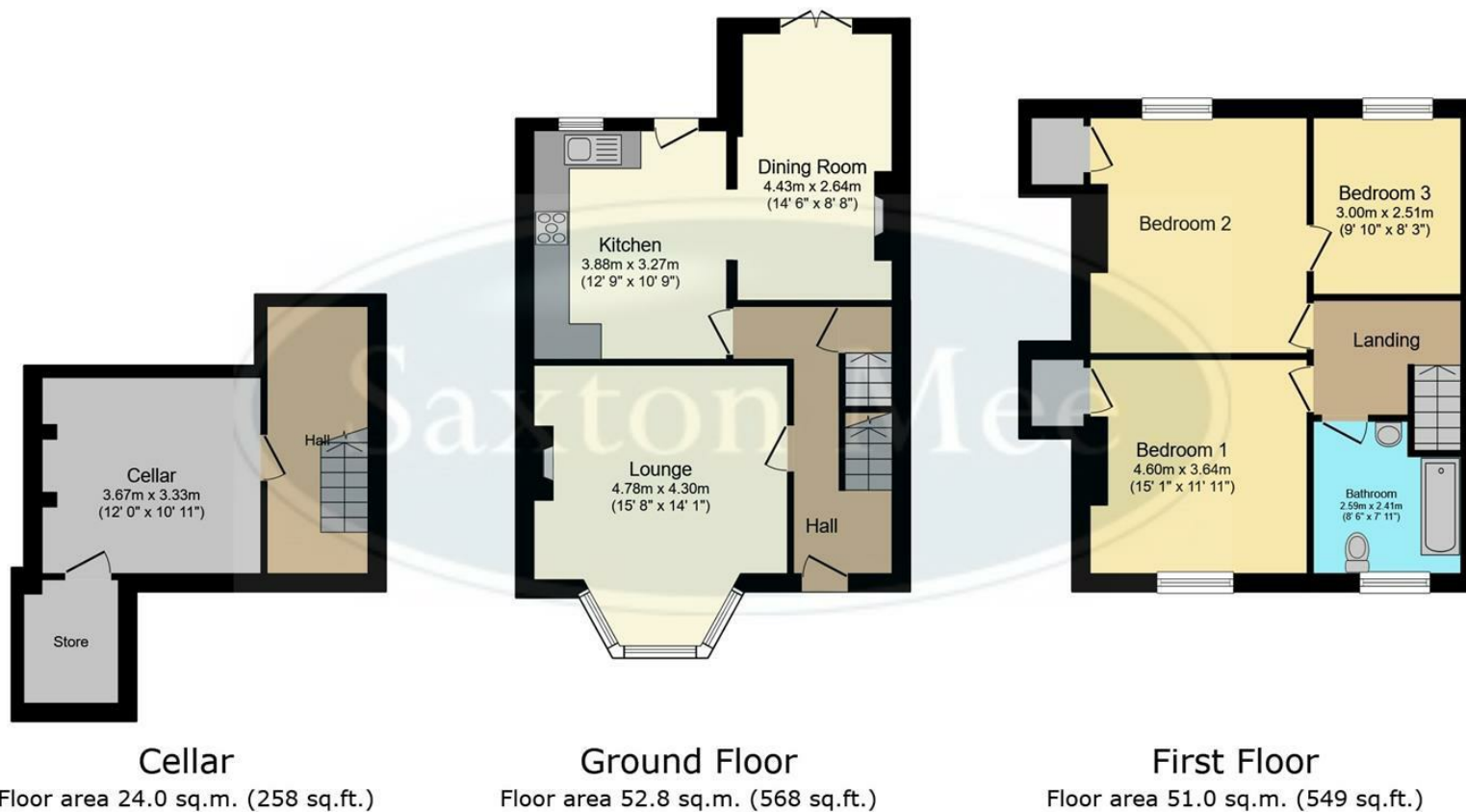
- Period stone-built semi-detached home full of character and charm
- Fabulous location close to Norfolk Heritage Park and easy reach of the city centre
- Three good size spacious bedrooms
- A modern fitted kitchen and bathroom
- French style doors opening onto the garden at the rear
- An excellent cellar currently being enjoyed as a “cinema room”
- High ceilings and lovely character features throughout
- Close to the Sheffield Train Station so perfect for commuters
- Located within a conservation area
- Potential to add off street parking and undertake loft conversion similar to other properties on the street (Subject to permission)











**Total floor area: 127.8 sq.m. (1,376 sq.ft.)**

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