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## 80 Hollythorpe Road

Norton Lees • Sheffield • S8 9NF

Guide Price £330,000 - £350,000

Effectively extended and fully renovated 3 double bedroom semi-detached property located close to Meersbrook Park in Norton Lees. Stylishly presented throughout creating a fabulous flexible family home designed with a popular open plan living area and loft conversion creating a superb dual space second floor double bedroom with generous storage within the eaves. The ground floor has been designed to create an impressive versatile open plan space with double doors providing a separation if required into the rear extension creating a spacious modern kitchen. French doors direct to the rear garden and roof light flood the room with natural light. Fitted with a range of matte contemporary units and wood effect worktops equipped with integrated oven, hob and fridge freezer. The first floor comprises 2 good sized double bedrooms presented with neutral walls and on trend grey carpet. The family bathroom is equipped with 3-piece white suite, vanity hand wash basin, overhead shower and finished with stylish tiling. The loft space has been converted to provide a further dual aspect double bedroom, offering generous storage within the eaves. A block paved driveway provides off street parking for two vehicles with secure gate leading to rear garden designed with decked patio, artificial lawn and outbuilding. Hollythorpe Road is located close to both Meersbrook and Graves parks, Woodseats shopping parade with bars and restaurants, schools, public transport and excellent links to Sheffield city centre.





Dancing







- Effectively Extended Semi Detached Property
- Fully Renovated Throughout
- Light & Airy Open Plan Design
- 3 Double Bedrooms
- Modern Kitchen & Bathroom
- Close to Meersbrook & Graves Park
- Attractive Enclosed Rear Garden
- Driveway for Multiple Vehicles
- Freehold & No Onward Chain
- Council Tax Band B, EPC Rating C









# 80 HOLLYTHORPE ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.7 SQ M / 1019 SQ FT

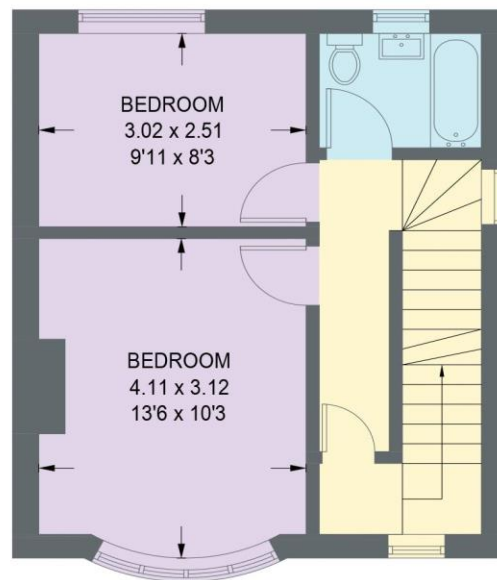
GARDEN STORE = 9.0 SQ M / 96 SQ FT

TOTAL = 103.7 SQ M / 1115 SQ FT

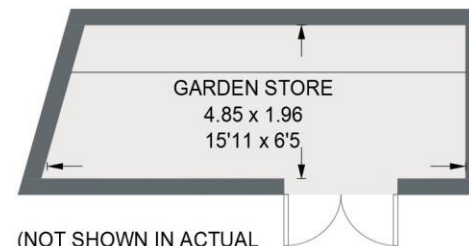
(EXCLUDING EAVES)



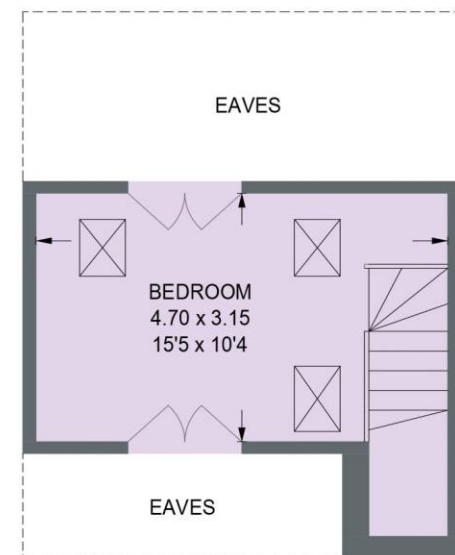
**GROUND FLOOR**  
46.3 SQ M / 498 SQ FT



**FIRST FLOOR**  
32.5 SQ M / 350 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**SECOND FLOOR**  
15.9 SQ M / 171 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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