







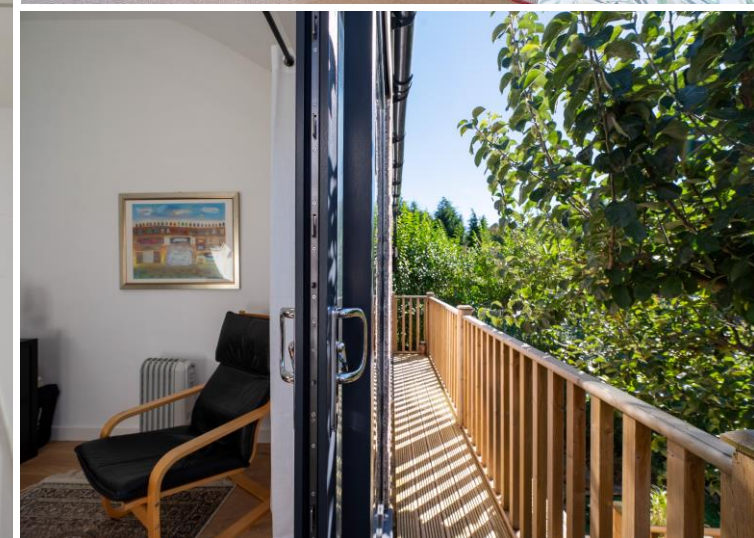
79 Norfolk Park Avenue

Sheffield • South Yorkshire • S2 2RB

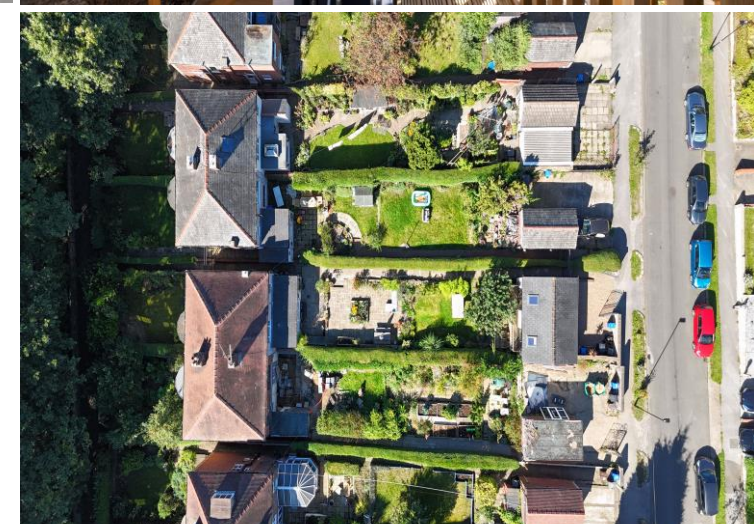
Guide Price £325,000 - £350,000

Overlooking Norfolk Heritage Park, just a stone's throw from the City Centre is a spacious 3-bedroom semi-detached house featuring converted garage, creating 2 separate workshop/offices. Nestled away between attractive front and rear gardens with stunning park views is a generously proportioned, versatile property which benefits from off street parking, driveway, combination gas central heating, double glazing, and period features. The property enters through an original tiled porch and stained-glass door into a welcoming hallway. The living space is dual aspect and open plan offering pleasant garden views to both sides. A flexible space with bay fronted lounge, incorporating feature fireplace and built in storage adjoining a sitting/family area all complemented by engineered oak flooring. The dining kitchen wraps around the property filled with natural light and a generous range of units fitted with Belfast sink and Rangemaster cooker which is available via separate negotiation. Useful utility / pantry creates further storage. The first-floor landing provides access to the partially boarded loft space and leads to 3 good sized bedrooms, 2 are rear facing and offer fabulous views over Norfolk Heritage Park. The main bedroom is presented in pastel tones and incorporates built in sliding wardrobes. The modern bathroom is equipped with 3-piece white suite, vanity hand wash basin, overhead shower and heated towel rail. Externally off-street parking can be accessed from Donnington Road. The garage has been beautifully converted to offer storage and 2 separate stunning workspaces with glazed sliding doors overlooking the superb garden which is filled with mature planting, fruit trees, pond and attractive patio. To the front of the property is an established garden with woodland and park backdrop. Norfolk Park Avenue ideally located beside Norfolk Heritage Victorian Park and is well placed for access into Sheffield city centre, the train station, access to the motorway, local schools, colleges and universities as well as recreational facilities, Meadowhall and the hospitals.





- Semi Detached Property in S2
- Overlooking Norfolk Heritage Park
- 3 Good Sized Bedooms
- Spacious Flexible Accommodation
- Close to City Centre & Excellent Transport Links
- Converted Garage Creating 2 Studio/Offices
- Off Street Parking
- Stunning Front & Rear Gardens
- Freehold
- Council Tax Band C, EPC Rating D



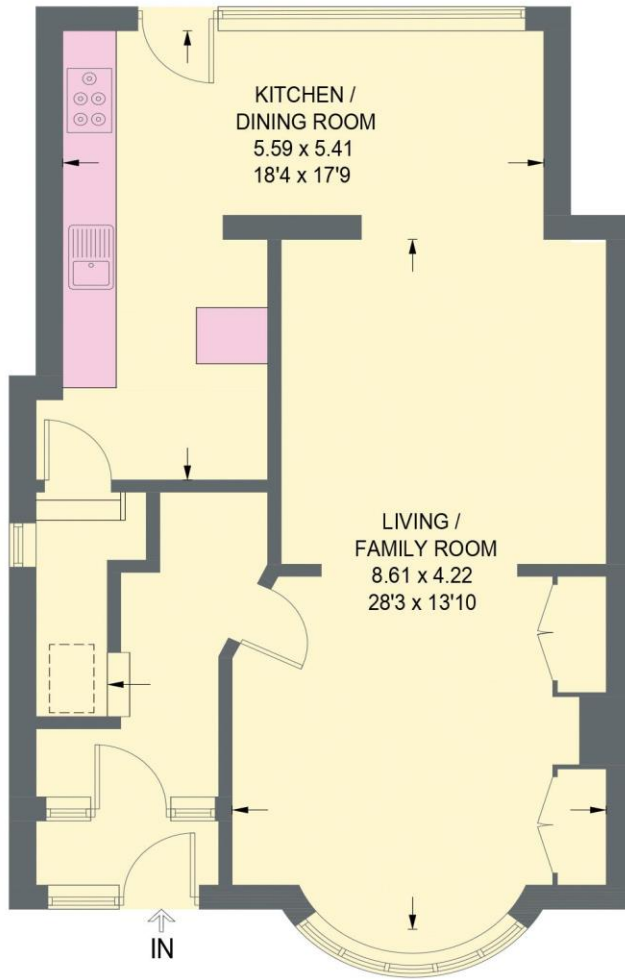


79 NORFOLK PARK AVENUE

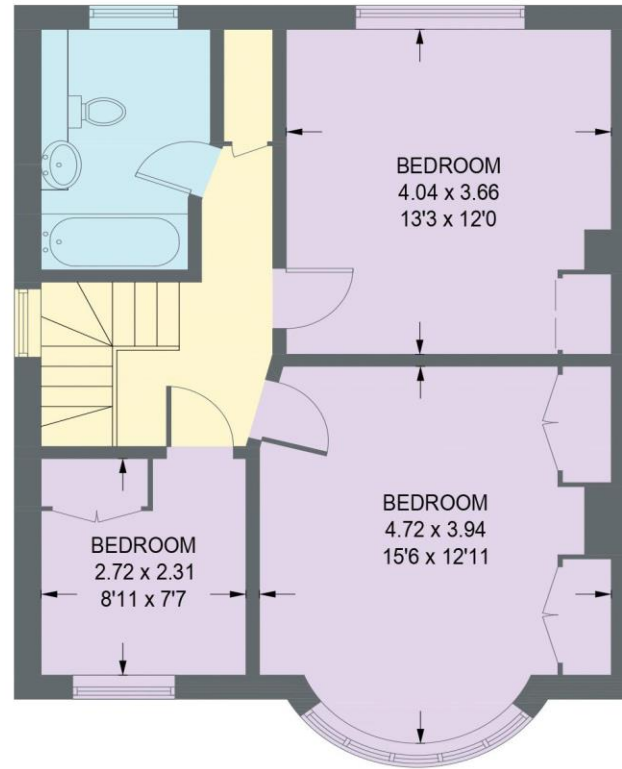
APPROXIMATE GROSS INTERNAL AREA = 119.9 SQ M / 1290 SQ FT

OUTBUILDING = 29.1 SQ M / 313 SQ FT

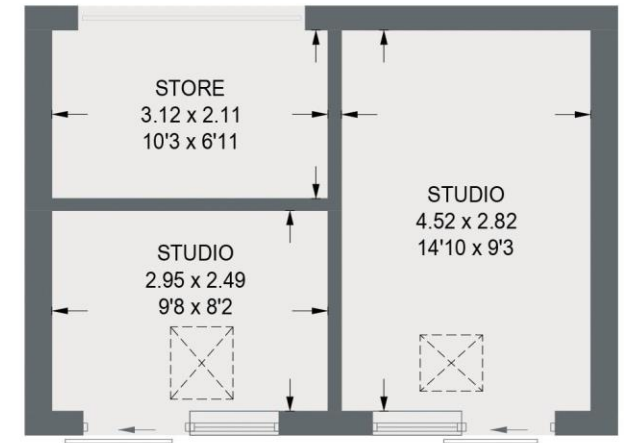
TOTAL = 149 SQ M / 1603 SQ FT



GROUND FLOOR
66.8 SQ M / 719 SQ FT



FIRST FLOOR
53.1 SQ M / 571 SQ FT



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

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



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