











## 46B Norfolk Road

Sheffield • South Yorkshire • S2 2SY

£285,000

Asking Price £285,000 A stunning, deceptively spacious first floor apartment forming part of a period stone-built property located in Norfolk Park, S2. Light and airy accommodation, refurbished by current owners to create a stylish family home featuring attractive private outdoor space with a garden room and allocated parking. Externally stairs rise to a private entrance on the first floor. The apartment opens into a stylish, contemporary kitchen fitted with sleek, matte units, topped with wooden worktops and integrated appliances including Range Cooker and dishwasher. A generous walk-in pantry provides further storage and houses the tumble dryer. The spacious lounge is complemented by simple décor, 3 rear facing sash windows overlooking the garden and wooden folding doors which creates an open plan effect with the kitchen or provide a separation. There are 2 good sized double bedrooms styled in a neutral palette, both providing storage space complete with neutral carpet and cast-iron radiators. A partially tiled shower room provides a rainfall shower and vanity hand wash basin. Stairs rise to a fabulous upper level featuring exposed beams and Velux windows creating a flexible space incorporating a double bedroom, ensuite bathroom and walk in wardrobe making full use of space within the eaves. Externally is allocated parking for 1 vehicle and a path leading to a secure gated rear garden. A private outdoor space, designed with covered seating area, attractive stone patio and fabulous garden room equipped for a log burner and providing storage. An excellent hideaway or office for home working. Norfolk Road is ideally 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.









- First Floor Apartment within Period Stone Built Property
- 3 Double Bedrooms & 2 Bathrooms
- Refurbished by Current Owners
- Beautiful Interior & Modern Fixtures

- Contemporary Kitchen & Appliances
- Private Outdoor Space & Garden Room
- Allocated Parking
- Service Charge TBC £400 approx
- Leasehold 200 years 2018, £60 approx





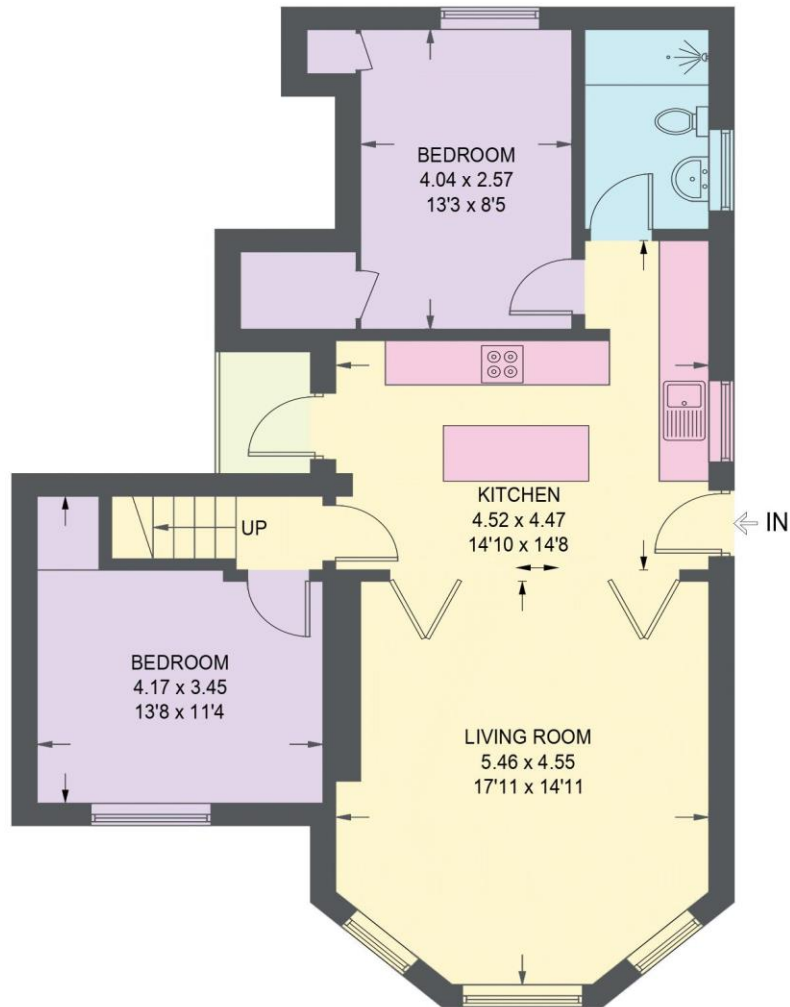


## 46B NORFOLK ROAD

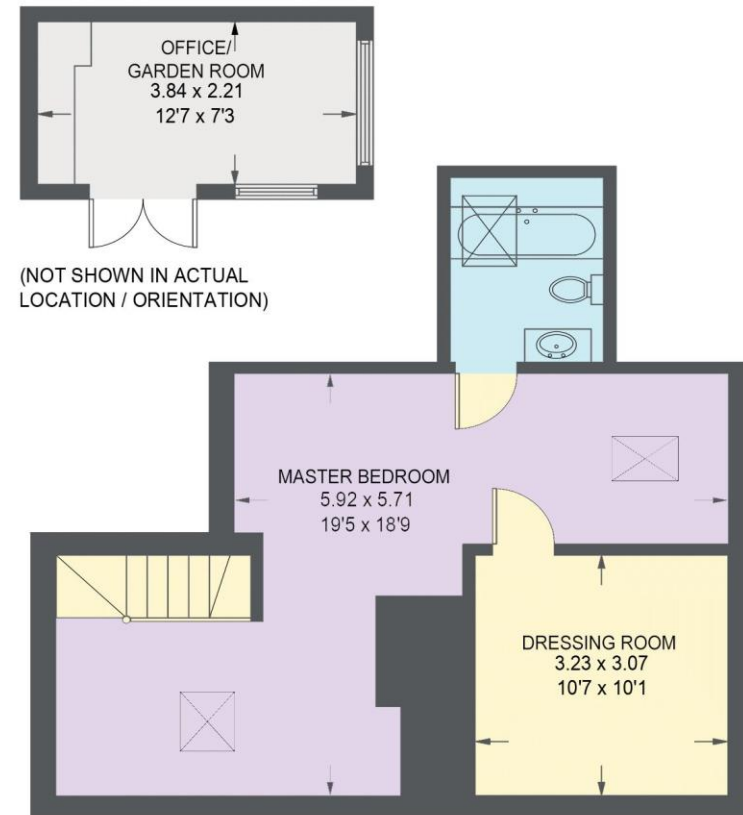
APPROXIMATE GROSS INTERNAL AREA = 118.0 SQ M / 1270 SQ FT

OUTBUILDING = 8.5 SQ M / 91 SQ FT

TOTAL = 126.5 SQ M / 1361 SQ FT



**FIRST FLOOR = 72.2 SQ M / 777 SQ FT**



**SECOND FLOOR = 45.8 SQ M / 493 SQ FT**

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





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868