







101 Colwick Way

Norton Lees • Sheffield • S8 8LS

Guide Price £475,000 - £500,000.

Situated on this popular, recent development is this stunning, modern 4 bedroom and 2 bathroom detached family home with a light and airy interior, and wrap round garden. Offering stylish accommodation on two floors with a modern kitchen, beautiful bathrooms, gas central heating, double glazing, and a security alarm. Pleasant outlook with surrounding views. Driveway and garage. Freehold. On the ground floor, there is a reception hall, with walk in storage cupboard and WC, making an immediate positive impression, having contemporary decor, finished with tiled flooring, which extends into the spacious dining kitchen. The kitchen is fitted with contemporary neutral, matte, wall and base units with complementary worktops and integrated appliances include a double fan oven, gas hob and overhead extractor, dishwasher and fridge freezer. French doors provide a stunning view and access to the landscaped garden. A separate utility room houses the combination boiler, providing space and plumbing for a washing machine and alternative rear door access to the driveway. A cosy lounge complemented by stylish décor creates a lovely, homely feel. A second reception room provides a flexible living space ideal for home office or gym. The first-floor landing provides a storage cupboard and access to the loft space. There are four bedrooms all beautifully presented with modern décor and carpet, the master bedroom having fitted wardrobes and an en-suite. The en-suite has a shower enclosure, a wall-hung wash basin and WC. The first floor is completed with a family bathroom, having a white suite with a shower over the bath, partially tiled. Beside the property a driveway provides off street parking for 2 vehicles leading to a detached garage. Through a secure side gate is a stunning landscaped enclosed rear garden designed with stones patio, partial lawn and covered seating area, ideal for al fresco dining and entertaining. Colwick Way is ideally placed for local shops and amenities including St James retail park, local schools, recreational facilities including Graves Park, public transport, and access links to the city centre, motorway, hospitals, universities, and the Peak District.





- Modern Brick Detached House Built in 2019
- 4 Bedrooms & 2 Bathrooms
- Open Plan Design Dining Kitchen
- Cosy Lounge & 2nd Reception Room
- Stylishly Presented Throughout
- Attractive Enclosed Rear Garden
- Combination Boiler & Double Glazing
- Driveway & Detached Garage
- Freehold
- Council Tax Band E, EPC Rating B

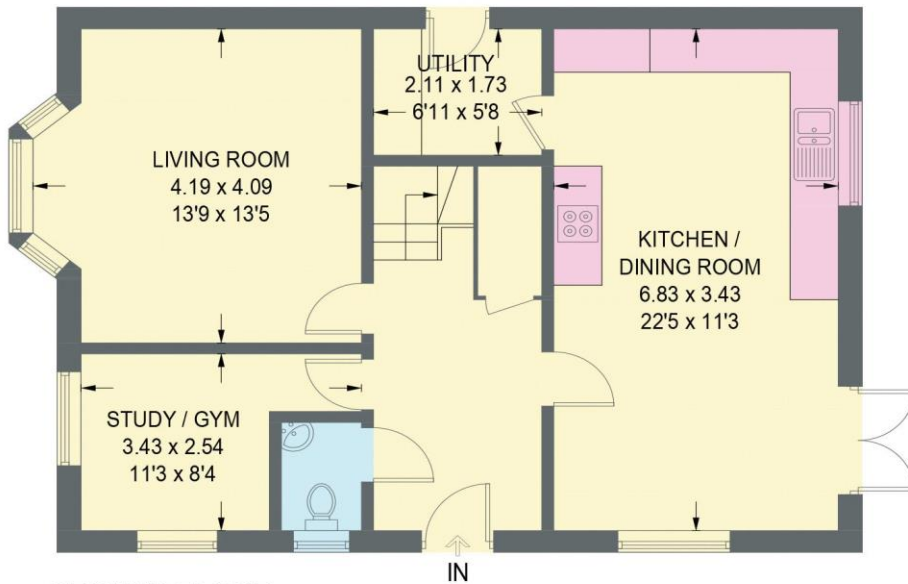


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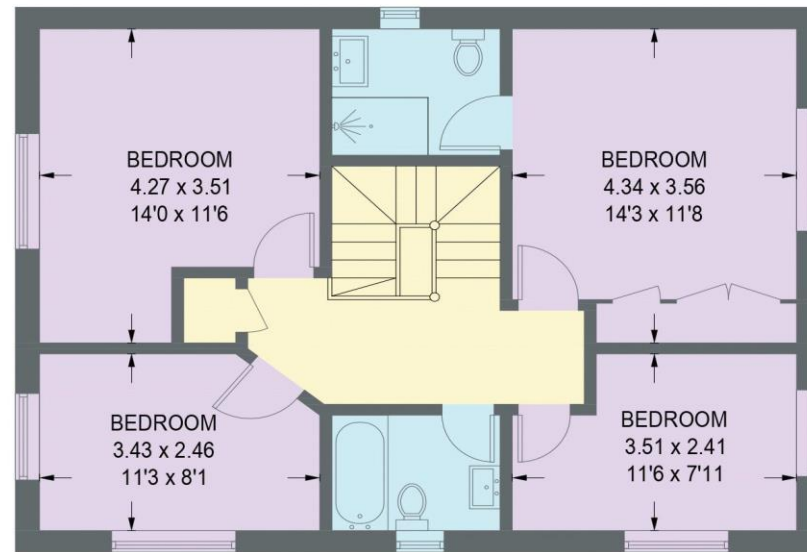
APPROXIMATE GROSS INTERNAL AREA = 132.9 SQ M / 1430 SQ FT

GARAGE = 18.0 SQ M / 194 SQ FT

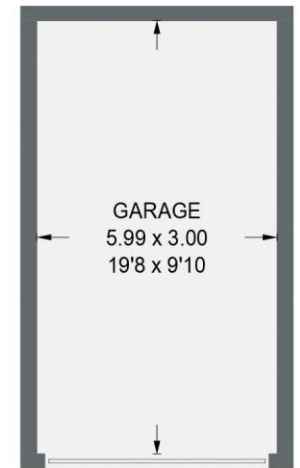
TOTAL = 150.9 SQ M / 1624 SQ FT



GROUND FLOOR
67.2 SQ M / 723 SQ FT



FIRST FLOOR
65.7 SQ M / 707 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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