







258 Norton Lane

Sheffield • South Yorkshire • S8 8HD

Offers in the Region Of £495,000

Attractive 4 bedroom detached family home located on a sought after road in Norton, S8. Light and airy accommodation offering, flexible living complemented by generous garden and off street parking. No Chain. As you pull onto the driveway there is a low maintenance front garden with a gate leading to the rear garden. Entering through the front door you are taken into the spacious hallway with storage cupboards and shelves. To the right is the large lounge with geometric painted feature wall and large window. The opposite end of the room leads into the amazing extended kitchen dining space which is flooded with light from the skylight and is truly a great area within the house. The modern kitchen with gloss units, quartz work tops with central island also overlooks the spacious garden with patio doors opening up making this a great space for entertaining or just enjoying the warmer days. There is a downstairs w.c and a second reception room which would make a great home office or reading nook or could even be a fifth bedroom. Up on the first floor the landing leads off to four bedrooms, each with their own unique style. There is a bed provided in the master bedroom and the second bedroom has built in wardrobes too. The master bathroom is modern and sleek with w.c, basin, walk in shower and bath tub. To the front of the property is an attractive low maintenance garden, to the side of which is a driveway which provides ample off-road parking. A secure gate gives access down the side of the property and leads to the rear garden. To the rear of the property is a large lawned garden with well-established borders. To the far end of the garden is an attractive patio. All of which enjoys an excellent degree of privacy and is enclosed to all three sides. Norton Lane is a tree lined road located close to Graves park, Woodseats shopping parade with bars and restaurants, St James retail park, schools, public transport and excellent links to Sheffield city centre and the motorway network.



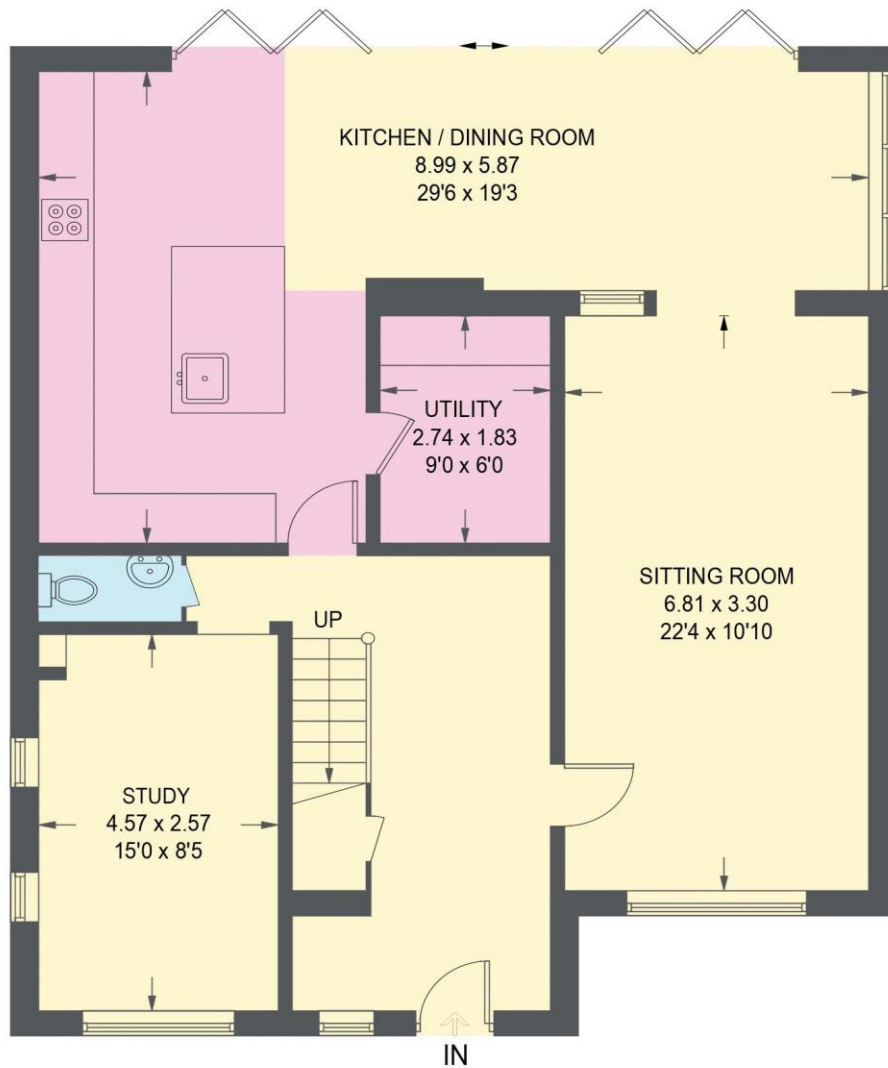


- Detached Family Home in Norton, S8
- 4 Bedrooms & Modern Bathroom
- Stunning Open Plan Dining Kitchen
- Sought After Location
- Excellent Transport Links & Local Amenities
- Established Rear Gardens
- Off Street Parking
- Tenure TBC
- EPC Rating D
- Council Tax Band D

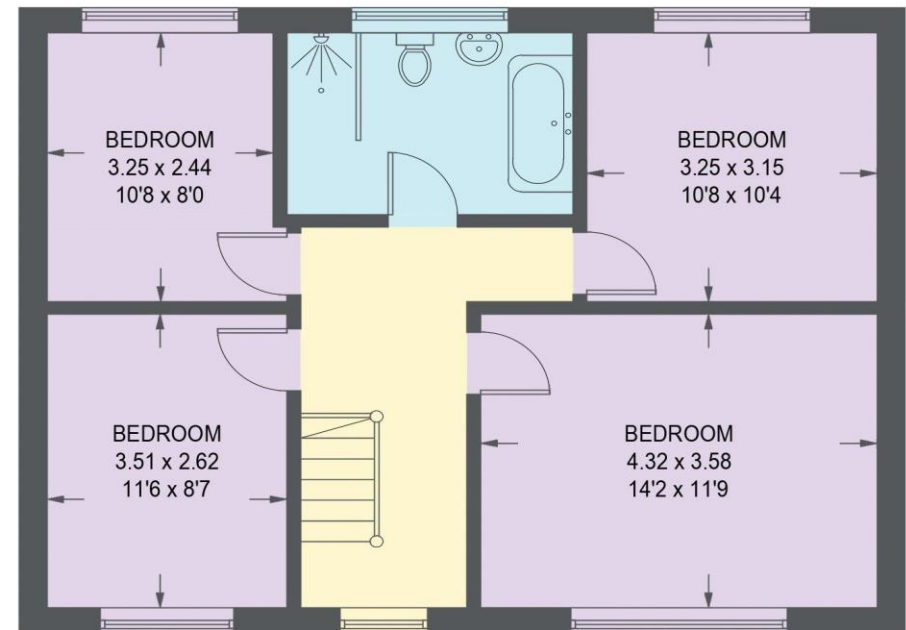


258 NORTON LANE

APPROXIMATE GROSS INTERNAL AREA = 160.8 SQ M / 1731 SQ FT



GROUND FLOOR = 98.3 SQ M / 1058 SQ FT



FIRST FLOOR = 62.5 SQ M / 673 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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