







208 Warminster Road

Norton Lees • Sheffield • S8 8PQ

Guide Price £240,000 - £250,000

Within walking distance of Graves Park is a deceptively spacious 3-bedroom semi-detached family home offering potential to extend if desired, all subject to necessary consents. Well maintained and presented, light and airy accommodation offering open plan design living space, driveway, garage and enclosed low maintenance rear garden. No onward chain. The ground floor is a dual aspect open plan design featuring a front facing living room and overlooking the garden to the rear complete with French door is a flexible dining area. A shaker style kitchen incorporates integrated Bosch oven, 4 ring gas hob and generous walk-in pantry. A rear porch provides access to the garden and car port. The first floor comprises 2 good sized double bedrooms providing generous built in wardrobe storage and presented in modern tones. A smaller third bedroom is ideal for a child or home office along with a tiled wet room. Loft space is partially boarded offering useful storage space. Externally a hardstanding driveway leads to a carport providing space and potential to extend all subject to necessary consents. To the rear of the property is a paved, low maintenance private outdoor space complemented by raised sleeper beds and rustic stone wall. Warminster Road is a popular road, close to local shops and amenities and reputable schools. Within walking distance of Graves Park, and other recreational facilities, whilst offering access links to the motorway, city centre, train stations and the Peak District.





- Well Maintained Semi Detached Property
- Within Walking Distance of Graves Park
- 3 Bedrooms & Wet Room
- Open Plan Design Living Space
- Shaker Style Kitchen & Integrated Appliances
- Popular Location in Norton Lees, S8
- Low Maintenance Private Outdoor Space
- Driveway & Car Port
- Leasehold 800 years 1964 £20pa
- Council Tax Band B, EPC TBC



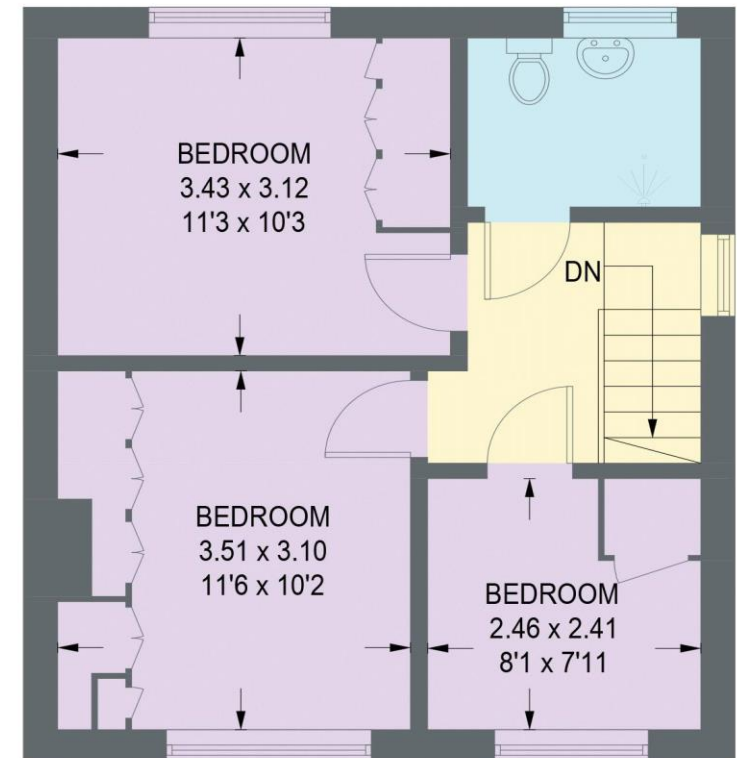


208 WARMINSTER ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.3 SQ M / 843 SQ FT
(EXCLUDING CAR PORT)



GROUND FLOOR
40.2 SQ M / 433 SQ FT



FIRST FLOOR
38.1 SQ M / 410 SQ FT

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



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