







8 Victoria Court

Sheffield • South Yorkshire • S11 9DR

Guide Price £550,000 to £575,000

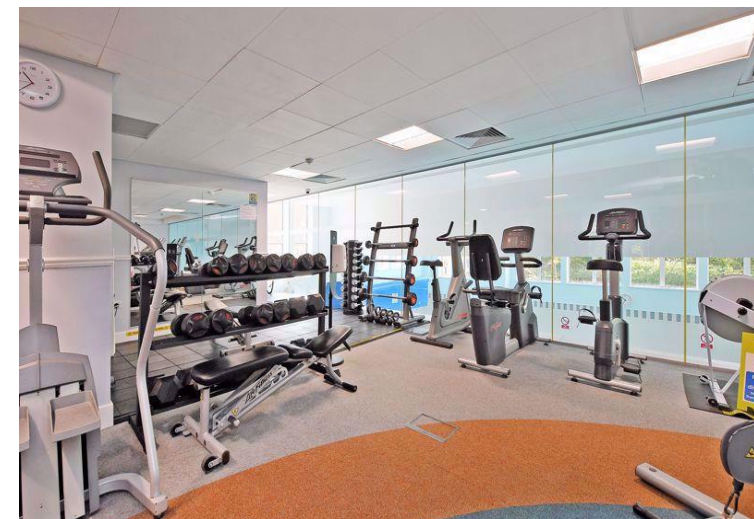
A fabulous 4 double bedroom and 2 bathroom stone built townhouse situated on a sought-after electric gated development with the use of a leisure complex with a swimming pool, gym, sauna, and jacuzzi. An attractive building of significant interest, built in 1840 to celebrate the coronation of Queen Victoria and later redeveloped in 2002. Beautifully maintained by the current owners and styled with a modern, high-end interior. Features include a stunning kitchen, spacious lounge with French doors onto a south-west garden, 4 double bedrooms, 2 Grohe luxury bathrooms, a driveway and garage. Benefits from combination gas central heating, double glazing with sash windows, a security alarm, and on-site 24-hour CCTV. Carpets, blinds and curtains included. On the ground floor, there is a reception hall with solid oak flooring, which flows into a cloakroom with a WC and flexible open plan living area located at the rear. The lounge/dining room is a beautifully presented room, with a high ceiling, simple tasteful decor, a rear window with a woodland outlook, and French doors out into the stunning enclosed garden. The kitchen has been refurbished in the last 5 years, designed with a range of shaker style units topped with fabulous granite worktops and matching splash-backs, offering a breakfast bar beneath the front window. A selection of Bosch and Neff integrated appliances are included - fridge freezer, additional separate freezer, dishwasher, washing machine, oven /grill, induction hob and extractor. On the first floor, there is a landing with a light and airy feel. The rear master bedroom is stunning, generous in size, offering a woodland outlook through two rear facing sash windows, styled in fresh white décor and superb Grohe en-suite bathroom. A further front facing double bedroom also offers the flexibility for home working/office. Stairs rise to a second-floor landing, having a fitted airing cupboard and a ceiling hatch to the loft. There are a further two double bedrooms, beautifully presented offering a pleasant outlook and versatile living space, ideal for families. The family bathroom is fully tiled equipped with traditional 3-piece white suite and chrome heated towel rail. Outside, electric gates off Lyndhurst Road provide resident access, to a driveway providing off street parking directly in front of the property, a single garage and shared use of visitor parking spaces. At the rear, there is a stunning south-west facing, enclosed rear garden, designed with stone patio, partial lawn, shed and woodland backdrop. A tranquil, private outdoor space to relax complemented by attractive planting. The residents have the shared use of the leisure complex, staffed, with a swimming pool, sauna, jacuzzi, and a refurbished gym. Victoria Court provides an ideal environment for owners to enjoy their own space and the on-site leisure complex. The location is well-served by local shops and amenities, public transport, and access to the city centre, hospitals, universities, and the Peak District. Located in the catchment area for excellent well-respected schools including Ecclesall Primary, High Storrs and Mercia schools.





- Attractive Stone Townhouse in Nether Edge
- 4 Bedrooms & 2 Bathrooms
- Electric Gated Development with 24 hr CCTV
- Resident Swimming Pool & Gym
- Beautiful Modern Interior. A Must See

- Spacious Accommodation Over 3 Levels
- Driveway, Garage & Visitor Parking
- South-West Enclosed Lawned Garden
- Leasehold 200 years 01/01/2001 £100pa
- Service Charge £2466.48 pa



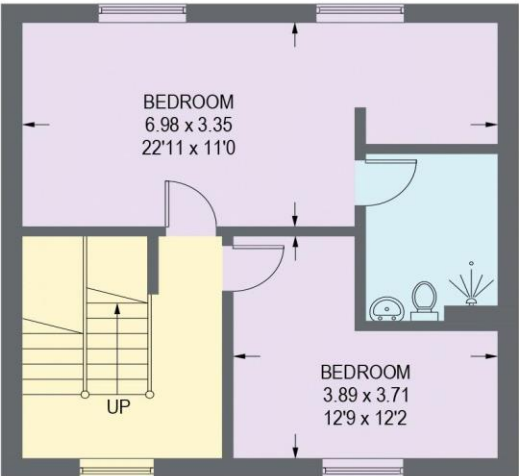


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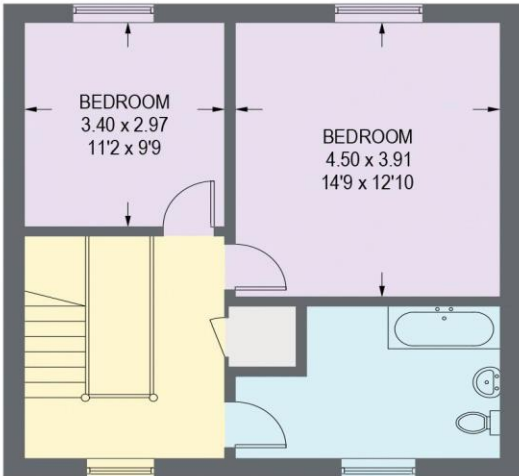
APPROXIMATE GROSS INTERNAL AREA = 150.4 SQ M / 1618 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
50.4 SQ M / 542 SQ FT



FIRST FLOOR
50.0 SQ M / 538 SQ FT



SECOND FLOOR
50.0 SQ M / 538 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

(IDMRP2025)

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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