







15 Ketton Avenue

Norton Lees • Sheffield • S8 8PA

Offers in the region of £500,000

An attractive, modern 3/4-bedroom dormer bungalow built in 2017, offering flexible and accessible living located on a quiet residential cul de sac in Norton Lees, S8. This light and airy home enjoys views over a beautifully maintained rear garden and features a generous driveway, modern interior, and versatile accommodation. The property benefits from gas central heating, double glazing throughout, and made-to-measure shutters. A welcoming, bright hallway leads directly to the rear of the house where you'll find a fabulous open plan living, dining, and kitchen area. The space is flooded with natural light from full-height windows and two sets of French doors, creating a seamless connection to the outdoor space. The sleek modern kitchen features matching units with contrasting worktops and a central island providing breakfast seating. Integrated appliances include an oven, grill, dishwasher, and fridge-freezer. A separate utility room offers additional storage, plumbing for a washing machine, and convenient side-door access. There's also a separate cloakroom/WC and a generous storage cupboard. To the front of the property is a spacious double bedroom with an en-suite shower room, along with a second room ideal as a guest bedroom, home office, or snug, offering great flexibility for modern living. Upstairs are two further good-sized double bedrooms, both decorated in neutral tones with fitted carpets and bespoke shutters framing the charming apex windows to the front and rear. Outside, a generous driveway provides off-street parking for multiple vehicles. The rear garden is particularly impressive, featuring a large stone patio perfect for dining or relaxing, a lower lawn area, and a further paved patio at the bottom of the garden. Beautifully stocked flower borders add vibrant color and variety throughout the seasons. A large garden shed provides excellent storage. Ketton Avenue is ideally located in the heart of Norton Lees, well-served by local shops and amenities. Residents can enjoy lovely open spaces at Graves Park and Meersbrook Park, perfect for walking, recreation, and family outings. For shopping, St James' Retail Park is nearby, offering a wide range of stores and services to meet everyday needs.





- Modern Detached Bungalow
- 3/4 Bedrooms & 2 Bathrooms
- Superb Open Plan Living/ Dining/Kitchen
- Versatile Light & Airy Accommodation
- Quiet Cul-De-Sac Location

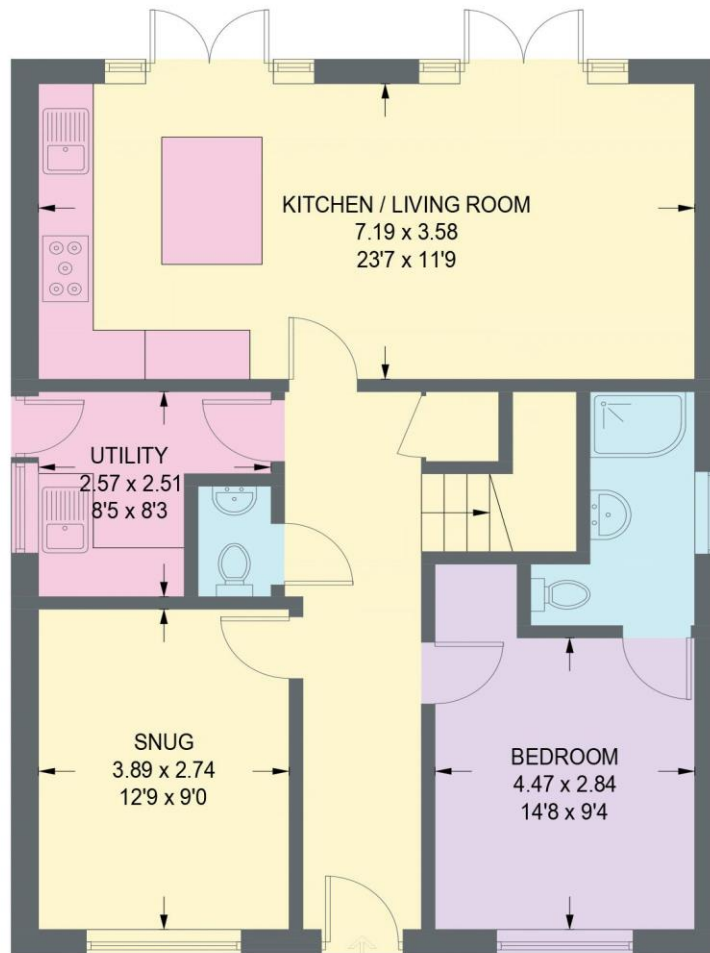
- Combination Boiler & Double Glazing
- Beautifully Maintained Rear Garden
- Driveway for Multiple Vehicles
- Freehold
- Council Tax Band E, EPC Rating TBC





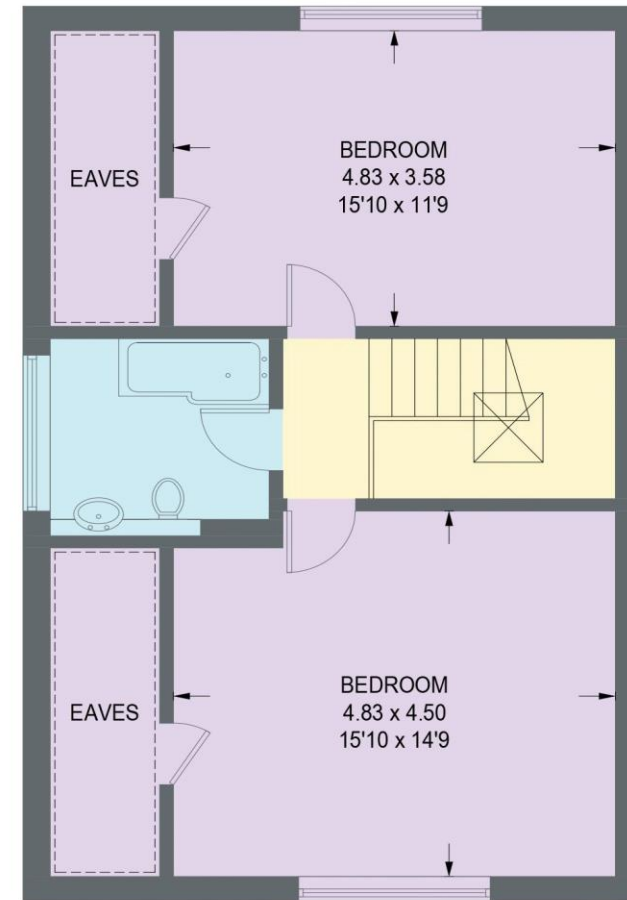
15 KETTON AVENUE

APPROXIMATE GROSS INTERNAL AREA = 128.0 SQ M / 1378 SQ FT
(EXCLUDING EAVES)



GROUND FLOOR
74.8 SQ M / 805 SQ FT

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
53.2 SQ M / 573 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 haushomes.co.uk

0114 276 8868