







11 Newfield Green Road

Heeley • Sheffield • S2 2BQ

Asking Price £260,000

This attractive and spacious four-bedroom semi-detached family home has been thoughtfully extended to create a versatile and light-filled living space. Set back from the road with a generous driveway with contemporary décor throughout, abundant natural light, and no onward chain, this home is ready to move into and offers a perfect balance of style, space, and practicality for modern family living. The property features a modern bay-fronted living room with a striking feature fireplace and made-to-measure blinds. The bright and contemporary dining kitchen is fitted with gloss white units, contrasting worktops, integrated appliances, a breakfast bar, and a flexible dining area, with sliding doors opening directly onto an extensive decked terrace overlooking a beautifully maintained rear garden. A two-storey side extension adds a utility room, WC, and additional versatile space, ideal for a home office, playroom, or guest bedroom. Upstairs, the property offers three comfortable bedrooms, with the side extension providing a fourth double bedroom or flexible living space, alongside a modern, partially tiled bathroom with a shower over the bath and chrome heated towel rail. Outside, an extensive decked terrace adjoins the level lawn framed by raised planters and fencing, while gated access at the rear offers potential for additional parking. Heeley is a vibrant and friendly area in south Sheffield, known for its strong community feel, green spaces, and great local amenities. Home to Heeley City Farm and close to Heeley People's Park and Meersbrook Park, it offers plenty of outdoor space and scenic walks. The area has independent cafés, shops, and pubs, plus excellent transport links to the city centre, making it a popular choice for young professionals and families alike.





- Extended Semi Detached Property
- 4 Bedrooms & Modern Bathroom
- Double Story Side Extension
- Spacious Dining Kitchen
- Light & Airy Living Room

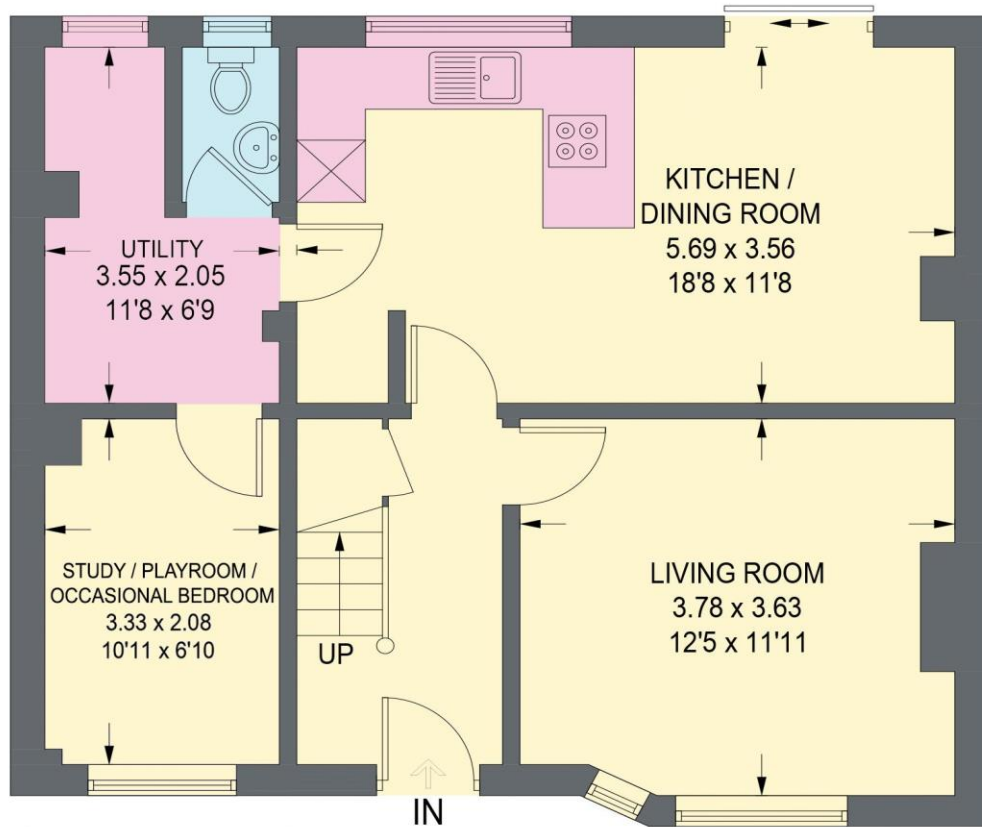
- Office / Playroom / Guest Bedroom
- Generous Driveway
- Combination Boiler & Double Glazing
- Freehold
- Council Tax Band B, EPC Rating D



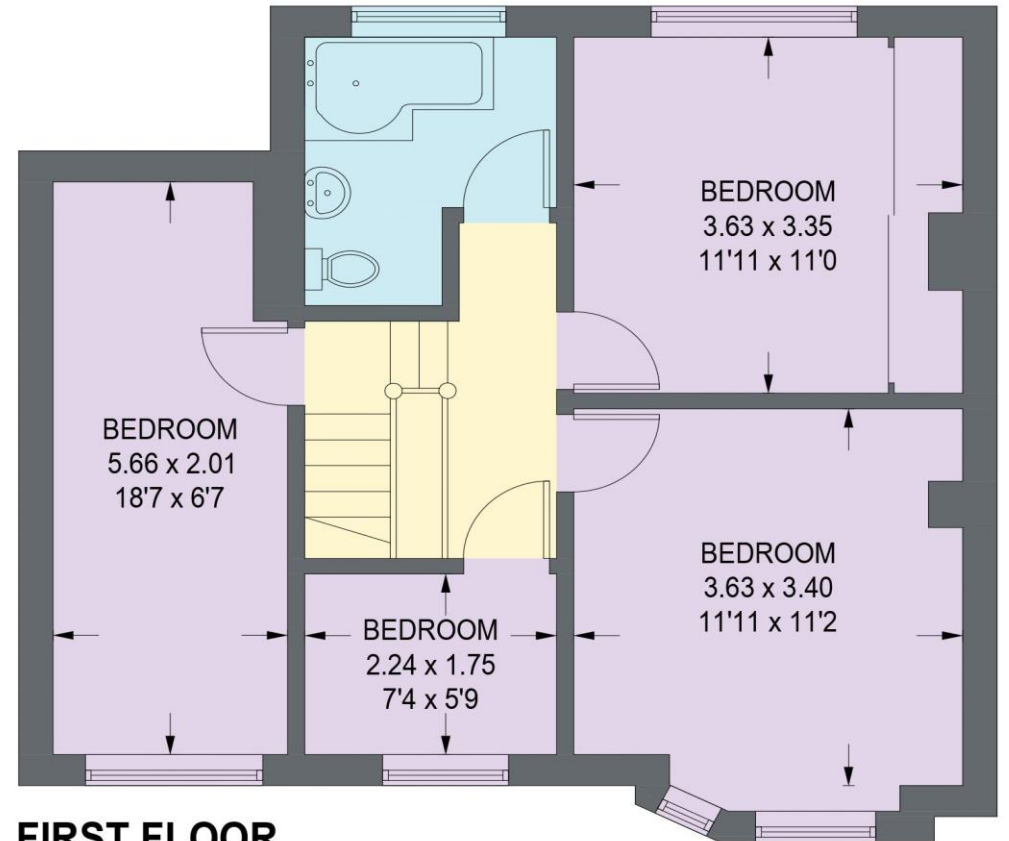


11 NEWFIELD GREEN ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.8 SQ M / 1182 SQ FT



GROUND FLOOR
56.4 SQ M / 607 SQ FT



FIRST FLOOR
53.4 SQ M / 575 SQ FT

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

(IDMRP/2025)



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