







20 Makers Place

Kelham Central • S3 8FS • S3 8FS

Guide Price £400,000 - £425,000

Nestled within the vibrant Kelham Central development, this stunning contemporary home perfectly blends modern design with low-carbon living. Every element has been carefully considered to enhance comfort, style and sustainability, from innovative construction systems to energy-efficient fixtures and finishes. Built using Citu's award-winning timber frame system, the property offers eco-conscious living without compromise. The spacious, light-filled interiors create a warm and inviting atmosphere throughout. On the ground floor, the home opens into a dual-aspect open-plan living space with sliding doors leading directly onto a decked terrace overlooking Kelham Central. The contemporary kitchen features sleek units, an integrated Bosch oven, induction hob, fridge freezer and dishwasher, along with a central island providing additional seating. Under the stairs, there is a useful laundry and storage cupboard, and a conveniently located WC completes this level. The first floor comprises two bright bedrooms with neutral décor and a stylishly tiled bathroom fitted with a white three-piece suite and rainfall shower over the bath. On the second floor, there are two further double bedrooms, one complemented by an en suite shower room and pleasant views over Kelham Central's green spaces. The property also benefits from a covered, allocated parking space, adding convenience to its many attractions. Kelham Central is a low-carbon residential development in Sheffield's historic Kelham Island district, designed to combine modern urban living with sustainability. The neighbourhood features renewable energy systems, landscaped green spaces and pedestrian-friendly streets, all just a short walk from Sheffield city centre. With independent shops, cafés, bars and restaurants right on the doorstep, this home offers the perfect balance of sustainable living and vibrant city life.





- Stunning Contemporary Townhouse
- Nestled within the Vibrant Kelham Central
- 4 Bedrooms, Bathroom & Ensuite
- Spacious Accommodation Arranged Over 3 Levels
- Modern Design with Low-Carbon Living

- Electric Heating & Triple Glazing
- Covered Allocated Car Parking
- Community & Maintenance Fee £405/quarter
- Lease Term 999 years from 1 January 2018
- Council Tax Band D, EPC Rating B



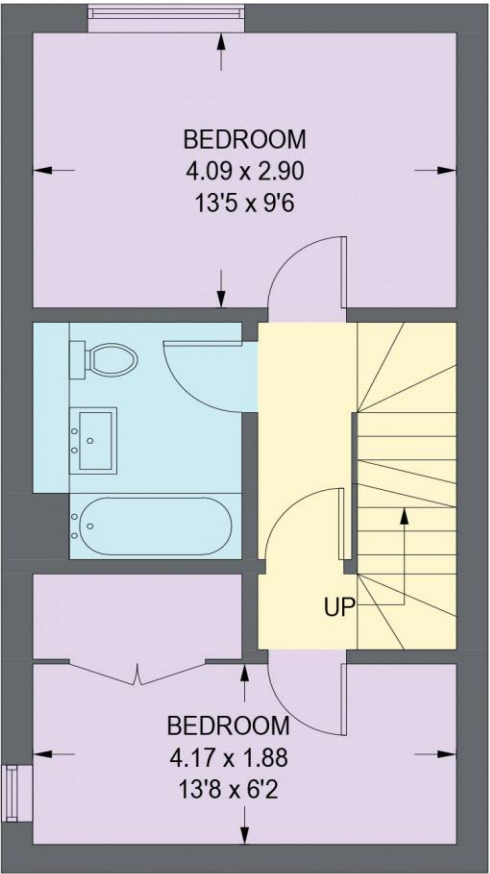


20 MAKERS PLACE

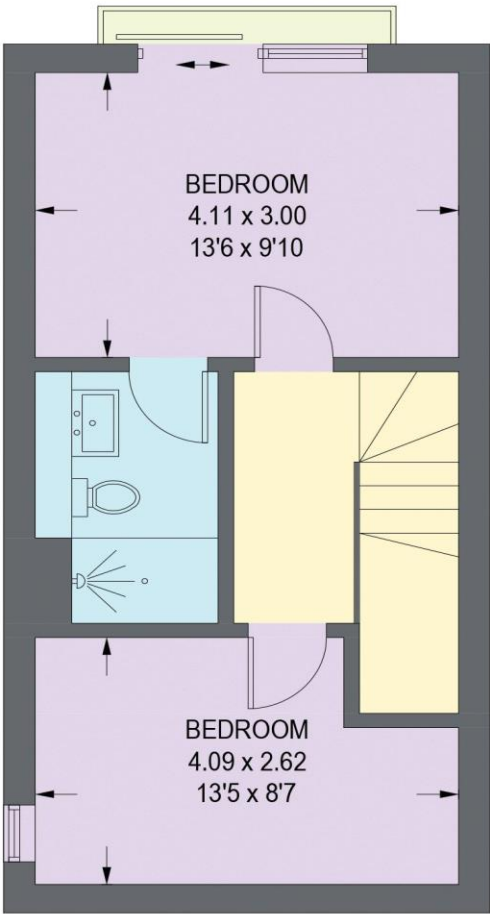
APPROXIMATE GROSS INTERNAL AREA = 104.4 SQ M / 1123 SQ FT
(EXCLUDING PARKING SPACE)



GROUND FLOOR
35.0 SQ M / 377 SQ FT



FIRST FLOOR
34.6 SQ M / 372 SQ FT



SECOND FLOOR
34.8 SQ M / 374 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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