







29 Thorpe House Avenue

Norton Lees • Sheffield • S8 9NG

Guide Price £290,000 - £310,000

A superbly presented and extended three-bedroom semi-detached family home, located on a popular residential road in Norton Lees. Well maintained throughout, this modern home has been extended to the rear to create a light and airy, open-plan dining kitchen overlooking a generous rear garden. An ideal starter or family home, offering further potential to extend or develop (subject to the necessary consents). The property benefits from recently installed windows, a block-paved driveway providing off-street parking for two vehicles, a generous garden and occasional loft space. Available with no onward chain. With side or rear access, the ground floor comprises a cosy bay-fronted living room featuring an ornate fireplace, creating a warm and homely feel. To the rear are two adjoining, flexible living and dining areas, ideal for modern family life, opening into a contemporary kitchen with French doors leading out to a paved patio. The kitchen is light and airy, fitted with modern units, complementary worktops and tiled splashbacks. Integrated appliances include an oven/grill, electric hob and dishwasher, with a freestanding fridge and freezer included in the sale. Upstairs, there are two double bedrooms presented in cheerful décor with fitted carpets, along with a smaller third bedroom ideal for a child's room or home office. The bathroom features a modern three-piece white suite, heated towel rail and rainfall shower over the bath. A pull-down ladder provides access to a boarded loft space, offering scope for further development subject to consents. Externally, the block-paved driveway to the front provides parking for two vehicles. To the rear, an attractive patio area overlooks a generous lawn bordered by established hedging. A brick-built, secure workshop with power offers excellent additional space, ideal for home working or hobbies. The property is ideally located close to Meersbrook and Graves Parks, Woodseats shopping parade with its range of bars and restaurants, reputable schools, public transport links and excellent access to Sheffield city centre.





- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Contemporary Kitchen & Appliances
- Well Maintained & Presented
- Close to Meersbrook Park
- Brick Built Workshop with Power
- Generous Rear Garden & Patio
- Driveway for Multiple Vehicles
- Freehold & No Chain
- Council Tax Band B, EPC Rating D



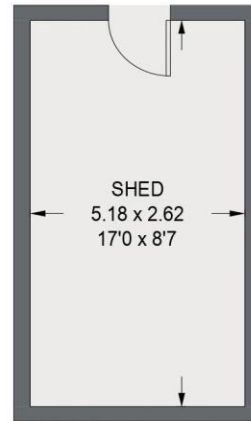


29 THORPE HOUSE AVENUE

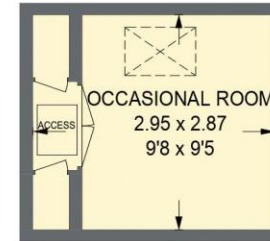
APPROXIMATE GROSS INTERNAL AREA = 90.8 SQ M / 976 SQ FT

SHED = 13.5 SQ M / 145 SQ FT

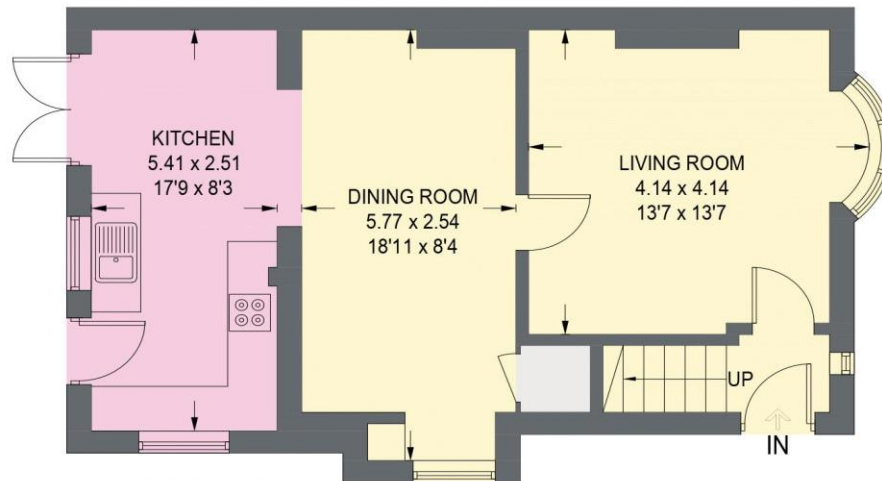
TOTAL = 104.3 SQ M / 1121 SQ FT



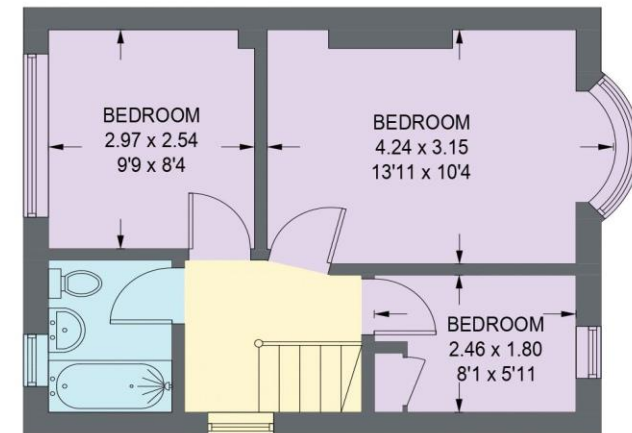
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
8.5 SQ M / 91 SQ FT



GROUND FLOOR
48.8 SQ M / 525 SQ FT



FIRST FLOOR
33.5 SQ M / 360 SQ FT

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

(IDMRP2025)



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