

# SPACE THAT ADAPTS AS LIFE CHANGES

Upstairs, four genuine double bedrooms are arranged around a central landing and family bathroom. These are not box rooms or afterthoughts – they are flexible spaces that evolve over time.

What works as a nursery today can become a teenager's bedroom later. A guest room can double as a home office. The layout allows the house to adapt without forcing compromise.

This is not a home you grow out of quickly – it's one that grows with you.

# OUTSIDE – PRIVACY, POTENTIAL AND PEACE OF MIND

The house sits properly detached, with space around it, side access and a level of privacy that's increasingly hard to find.

The rear garden offers excellent potential – whether for children's play, entertaining, future landscaping or simply enjoying outdoor space that feels connected to the home. Importantly, it remains visible from the kitchen, making it practical as well as enjoyable.

A driveway provides off-road parking, and the surrounding road is quiet, settled and residential – the kind of place where neighbours stay for years rather than months.

# WHY NORTON?

Norton is a location people choose deliberately – and then rarely leave.



Well regarded for its schools, green spaces and community feel, it offers everyday convenience without the churn of more transient areas. Local amenities are close enough to simplify daily routines, while straightforward access into Sheffield keeps you connected without sacrificing calm.

It's a neighbourhood built around families, not footfall.

Some recent nearby sales highlight the clear value gap and opportunity:

- 11 Norton Mews, S8 8HN – £553,500 (March 2025)
- 284 Norton Lane, S8 8HE – £570,000 (December 2024)
- 11 Matthews Fold, S8 8JT – £460,000 (November 2024)
- 27 Matthews Lane, S8 8JS – £560,000 (December 2024)
- 111 Henley Avenue, S8 8JJ – £650,000 (November 2024)
- 31 Norton Park View, S8 8GS – £367,500 (August 2024)



# 258 Norton Lane, Norton, S8 8HD



# A PROPER DETACHED FAMILY HOME WITH SPACE TO GROW

Some homes are about first impressions. Others are about how well they support everyday life.

This substantial detached home in Norton falls firmly into the second category. It's a house designed around real routines – mornings, evenings, work, family time, hosting – and one that continues to work as life evolves.

Offering approximately 1,731 sq ft, the scale here is immediately apparent, but it's the balance of space that sets this home apart.

# A HOME THAT FLOWS

From the moment you step inside, the wide hallway creates a sense of arrival rather than a bottleneck – a subtle detail that makes a difference every single day.

At the heart of the house sits a generous open-plan kitchen and dining space, anchored by a central island that naturally becomes the focal point of daily life.

This is where meals come together, conversations happen, homework spreads out and friends gather – all with bi-fold doors opening directly onto the rear garden to connect inside and out.

Crucially, this openness is balanced by separation.

A separate sitting room offers a quieter retreat for evenings or a second living space, while a dedicated study, utility room and downstairs WC ensure the practical realities of family life are handled discreetly and efficiently.

This is a ground floor designed to feel calm even when life is busy.







## WHERE ELSE IN NORTON CAN YOU BUY A DETACHED FAMILY HOME AT THIS LEVEL?

Recent four-bedroom sales on and around Norton Lane have typically achieved £460,000–£570,000. This property has been priced to reflect both current market conditions and its present condition. In places, the house would benefit from cosmetic updating, including some replacement beading, repainting and general finishing touches. That said, the work required is straightforward rather than structural, and there are no known defects or major works needed. Importantly, this is not a compromised house being dressed up as an opportunity. The fundamentals are in place:

scale, layout, separation, garden space and a genuinely usable footprint. What's missing is cosmetic — the kind of work most long-term owners naturally do over time. For buyers who understand value, this isn't about fixing problems; it's about taking control of the finish while benefiting from a price that already accounts for improvement and recognises the long-term strength of the location.

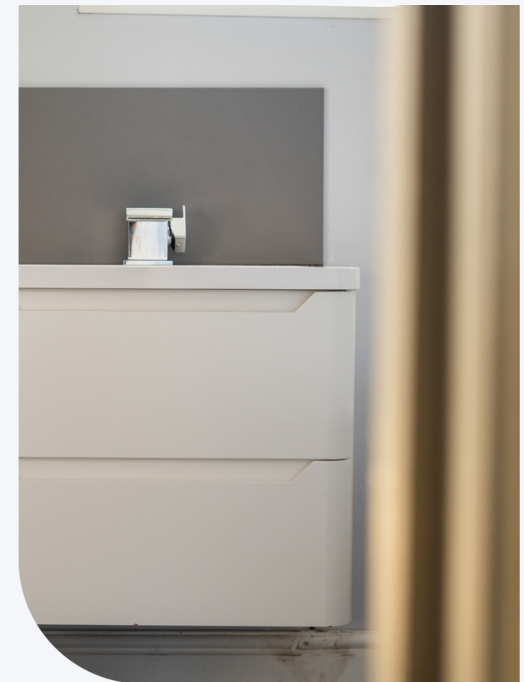


## WHO THIS HOME SUITS

This home is ideally suited to families and upsizers who want:

- space without compromise
- separation without isolation
- flexibility that supports changing life stages
- a long-term base rather than a short-term move

For buyers looking for a detached family home with scale, flow and longevity — this is a house that makes sense on day one and still does years later



## “Why I Love This Home...”



**“It felt right from the moment I walked in. Bright, spacious and easy to live in. The open kitchen is the heart of the house, balanced by quiet spaces when you need them. It's a home designed for real family life, with room to grow, breathe and settle into for the long term.”**

— John Savage | Powered by eXp UK

## IMPORTANT NOTE — JAPANESE KNOTWEED

A small area of Japanese knotweed is present at the rear of the garden and is being professionally managed under an insurance-backed treatment plan. Current guidance confirms most lenders are satisfied where a formal management plan and guarantee are in place. Full documentation is available.

**Viewing by appointment only - For more info, contact me on 07407 232 619**