

Beeches Drive, Norfolk Park SHEFFIELD S2 3BF

welcome to

Beeches Drive, Norfolk Park SHEFFIELD

This impressive modern four bedroom semi detached property which would make an ideal family home. Benefiting from being close to Norfolk Park and close to fantastic transport links including Tram and Train stations. The property includes a driveway, rear garden and good sized rooms.

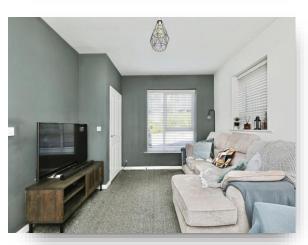












Hall

Having a entrance door, radiator and stairs leads to the first floor accommodation.

Lounge

11' 4" x 14' 6" (3.45m x 4.42m)

Front and side facing double glazed windows and radiator.

Dining Kitchen

12' 1" x 15' 6" (3.68m x 4.72m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven, integrated fridge and freezer, integrated dishwasher and integrated washing machine. Side facing double glazed window and a door leads to the back garden.

Wc

Having a wc and wash hand basin, radiator.

First Floor Landing

Front facing double glazed window, radiator and store cupboard. Stairs leads to the second floor landing

Bathroom

Comprising of wash hand basin, WC and bath with shower over.

Bedroom Three

9' 8" x 15' 5" (2.95m x 4.70m)

Two rear facing double glazed windows and radiator.

Bedroom Four

8' 2" x 9' 4" (2.49m x 2.84m)

Front facing double glazed window and radiator.

Second Floor Landing Bedroom One

15' 1" x 12' 5" (4.60m x 3.78m)

Two front facing double glazed windows and radiator.

Shower Room

A suite comprising shower, wc and wash hand basin. Heated towel rail.

Bedroom Two

15' 2" x 9' 9" (4.62m x 2.97m)

Two rear facing double glazed windows and radiator.

Double Driveway

There is a double driveway.

Garden

To the rear of the property is a lawned garden and paved seating area.





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Beeches Drive, Norfolk Park SHEFFIELD

- Semi detached property
- Three floors
- Four bedrooms
- · Great access to Sheffield City Centre
- Fantastic family home

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 200.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 249 years from 04 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£330,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114192



Property Ref: CPK114192 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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