

8 Ashbury Lane, Norton, Sheffield, S8 8LF
Guide Price £425,000

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Council Tax Band: D

Guide Price £425,000-£450,000 A modern styled and larger than average six bedroom, two bathroom extended semi-detached home which occupies a corner plot and is perfect for large families. Located close to St James retail park, open spaces including Graves Park and within easy reach of the city centre thanks to regular bus routes the property is ideal for a variety of buyers needs and is also with the catchment area for popular local schools. Having been effectively extended to the side and into the loft space, there is ample living space throughout along with off road parking for two cars, private gardens to the front and rear, gas central heating and solar panels fitted to the roof. In brief, the property comprises; Entrance hallway, downstairs wc, bay fronted lounge, dining room, utility room/office and an extended dining kitchen. To the first floor there is a landing area, five bedrooms (four doubles, one single) and a family bathroom. To the second floor there is a bright and spacious attic master bedroom, an en-suite shower room and a storage room. Outside, there is a driveway for two cars, a private garden to the front and access to the side leads to the rear where there is a large covered decking area and further artificial lawn with a garden outbuilding. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to visit! Freehold tenure, council tax band D.

Entrance Hallway

A front facing upvc entrance door leads directly into the hallway, which is wide and inviting and has solid wood flooring, a staircase rising to the first floor accommodation, radiator, useful under stairs storage cupboard and doors leading to most rooms on this level.

Downstairs WC

A useful addition to the property, having a low flush wc and vanity wash basin.

Bay Fronted Lounge

A bright and spacious lounge, having a front facing upvc double glazed bay window, radiator, solid wood flooring and a stylish gas fire with feature surround.

Dining Room

Another good sized reception room which has ample space for a dining table and chairs, solid wood flooring, rear facing upvc french doors leading to the outside and a radiator.

Utility Room/Office

A versatile room which could be used as a utility room or office, having a radiator and rear facing upvc double glazed window.

Extended Dining Kitchen

Taking full advantage of the extension, this larger than average dining kitchen is perfect for large families having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a five burner gas hob with extractor above. There are integrated appliances including an electric oven and a

dishwasher, and space for appliances including an American fridge freezer and a washing machine. With upvc double glazed french doors opening to the front and rear, a radiator and tiled flooring.

First Floor Landing Area

A staircase ascends from the ground floor and leads to the first floor landing area which has doors leading to all rooms on this level and a further staircase rising to the second floor.

Bedroom Two

The former master bedroom, this spacious double room has a front facing upvc double glazed window bringing much light in, a radiator and two fitted wardrobes.

Bedroom Three

Another double sized bedroom, having a rear facing upvc double glazed window and a radiator.

Bedroom Four

The fourth bedroom is a double room which takes full advantage of the extension and has a front facing upvc double glazed window and a radiator.

Bedroom Five

Another double sized room which takes advantage of the extension, having a rear facing upvc double glazed window and a radiator.

Bedroom Six

A room which also could be used as a study if required, having a front facing upvc double glazed window and a radiator.

Family Bathroom

A modern and stylish bathroom which has a suite comprising of an L-shaped panelled bath with shower over, a vanity wash basin and a low flush wc. With a chrome towel radiator, tiling to the floor and walls and a rear facing upvc double glazed window.

Attic Master Bedroom

A staircase ascends from the first floor landing area and leads to the second floor level, which has a spacious attic master bedroom with additional en-suite and storage room! Bursting with natural light, there are front and rear facing upvc double glazed dormer windows, a rear facing velux window, laminate flooring, a radiator and fitted wardrobes with ample storage space. Doors lead to the en-suite and storage room.

En-Suite Shower Room

A great addition, having a suite comprising of a shower enclosure, vanity wash basin and a low flush wc.

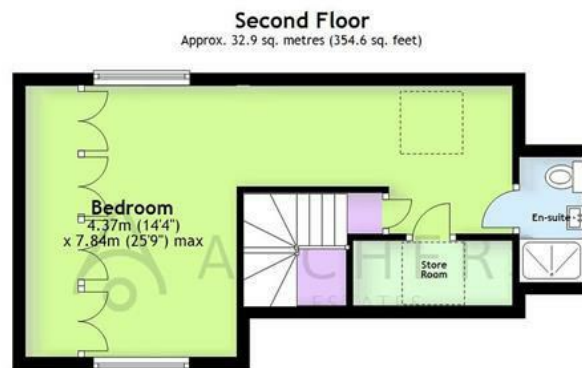
Storage Room

Having a front facing velux window and ample space for storage, it could even be used as a dressing room if required.

Outside

To the front of the property there is off road parking for two cars and a low maintenance private garden area with artificial lawn and surrounding hedges. To the side of the property a wooden gate gives access to the rear where there is a further private garden area having a large covered decking area with lots of space for seating and entertaining, a spacious artificial lawn garden and an outbuilding ideal for further storage. With surrounding fencing, this garden space is perfect for families and a viewing is highly recommended!





Total area: approx. 159.4 sq. metres (1716.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		81	82
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	