



Norfolk Hill Grenoside Sheffield S35 8QB  
Offers Around £160,000



# Norfolk Hill

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**\*\* WEST FACING REAR GARDEN \*\*** Situated in this popular residential area of Grenoside is this delightful, stone built one bedroom end cottage which enjoys a lovely west facing rear garden and benefits from an extended garden room, recently fitted kitchen, uPVC double glazing and gas central heating. The property is accessed via Woodside Lane which is a quiet cul-de-sac location with local amenities close by, regular public transport and in close proximity to country walks and park and local woods.

Tastefully decorated throughout, the well presented living accommodation briefly comprises uPVC entrance door which opens into the garden room, this bright and airy space is perfect for enjoying the rear views and benefits from fitted cupboards providing ample storage. There is exposed stone and an electric heater. A new uPVC door then opens into the lounge with a stone chimney breast and attractive gas stove (not tested), there are original wooden beams to the ceiling and light wood effect vinyl flooring. The rear facing double glazed window overlooks the conservatory. A door then gives access into the kitchen which has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, washing machine, electric oven and a four ring hob with extractor above. There is an under stair storage cupboard which houses the gas boiler.

From the kitchen, a staircase rises to the first floor landing with access into the loft space, the bedroom and the bathroom. The bedroom is a good sized double which has a window seat and fitted wardrobes to either side of the chimney breast. The bathroom has a three piece suite including freestanding bath with overhead shower, WC and wash basin.

- DELIGHTFUL, STONE BUILT END COTTAGE
- WEST FACING REAR GARDEN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- EXTENDED GARDEN ROOM
- LOUNGE WITH STONE CHIMNEY BREAST
- BEDROOM WITH FITTED WARDROBES
- CLOSE TO AMENITIES
- REGULAR PUBLIC TRANSPORT LINKS
- EASY ACCESS TO M1 MOTORWAY







## OUTSIDE

Parking on Woodside Lane. There is access to the rear garden via a gate which includes an artificial lawn, gravelled area and a garden shed. There is an abundance of plants and shrubs to borders.

## LOCATION

Grenoside is a sought after village located to the North of Sheffield, offering a semi rural location, whilst being within easy reach of the city centre. Within the local area there are shops and public houses, along with woodland and farmland. Transport links are also available via the A61 leading through the suburbs and M1 access at junction 35 and 36. The property is in the catchment area for popular local schools.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



## Ground Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



## First Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



Total area: approx. 50.8 sq. metres (547.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

