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107 Little Norton Lane

Norton • Sheffield • S8 8GB

Guide Price £375,000 - £390,000

A beautifully extended three-bedroom semi-detached family home, thoughtfully improved by the current owners and combining contemporary style with retained period charm. The property offers a stunning open-plan dining kitchen, cosy lounge, three bedrooms, modern bathroom, driveway parking for multiple vehicles, detached garage and a fully enclosed, attractive rear garden. A period front door opens into a welcoming hallway with useful understairs storage and a convenient downstairs WC. The front-facing lounge is cosy and stylish, featuring two-tone contemporary décor, grey carpeting, a bay window with made-to-measure blind, and an exposed brick fireplace with tiled hearth and alcove shelving. To the rear is the impressive extended open-plan dining kitchen, flooded with natural light from the roof lantern, rear and side windows, with newly installed bifold doors opening seamlessly onto the garden. This flexible space is ideal for modern family living and features wood-effect laminate flooring, a contemporary gloss kitchen with wall and base units, contrasting worktops and a range of integrated appliances including a, dishwasher, fridge freezer, washing machine and Neff hide-and-slide oven. The sink is thoughtfully positioned to overlook the garden. To the first floor are three bedrooms, a modern family bathroom and loft access. The rear-facing main bedroom overlooks the garden and comfortably accommodates a king-size bed, with neutral décor and grey carpeting. The front-facing second bedroom is a comfortable double with cheerful décor, while the smaller third bedroom provides an ideal single bedroom, study or home office. The modern bathroom features a white suite, separate rainfall shower and partial tiling. Externally, a driveway provides parking for multiple vehicles and leads to a detached garage with power. The fully enclosed rear garden is private, level and secure, with a paved patio and lawn providing an excellent space for outdoor dining, entertaining and family enjoyment, while also being well suited to children and pets. Little Norton Lane is situated in the popular residential area of Norton, S8, offering a family-friendly setting with convenient access to local amenities, schools, green spaces and transport links. St James's Retail Park is nearby for everyday shopping and amenities, while excellent road and public transport connections provide easy access towards Sheffield city centre and the wider South Yorkshire area.


MURDLE
LETHAL WHITE







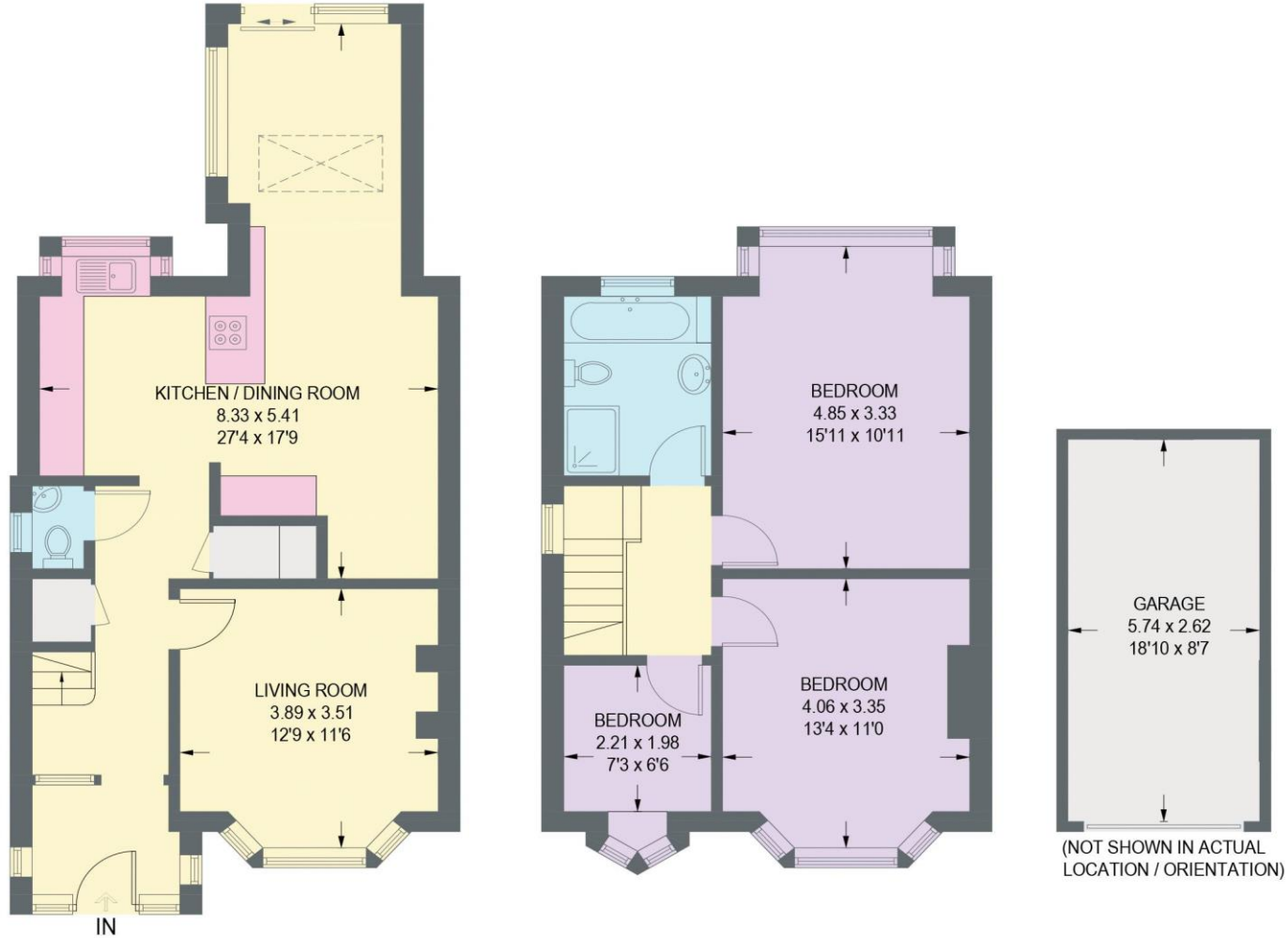
- Extended Semi-Detached Family Home
- Superb Open Plan Living Kitchen
- Contemporary Style with Retained Period Charm
- 3 Bedrooms & Modern Bathroom
- Stunning Fitted Kitchen & Integrated Appliances
- Attractive Enclosed Rear Garden
- Great Local Amenities & Transport Links
- Generous Driveway & Detached Garage
- Freehold
- Council Tax Band C, EPC Rating D





107 LITTLE NORTON LANE

APPROXIMATE GROSS INTERNAL AREA = 101.5 SQ M / 1093 SQ FT
GARAGE = 14.9 SQ M / 160 SQ FT
TOTAL = 116.4 SQ M / 1253 SQ FT



GROUND FLOOR
56.1 SQ M / 604 SQ FT

FIRST FLOOR
45.4 SQ M / 489 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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