







24 Makers Place

Kelham • Sheffield • S3 8FS

Guide Price £275,000 - £300,000

Nestled within the vibrant Kelham Central development, this stunning contemporary home perfectly blends modern design with low-carbon living. Every element has been carefully considered to enhance comfort, style and sustainability, from innovative construction systems to energy-efficient fixtures and finishes. Built using Citu's award-winning timber frame system, the property offers eco-conscious living without compromise. The ground floor opens into a welcoming entrance foyer, leading to a front-facing study ideal for home working. To the rear is a well-proportioned bedroom featuring fitted wardrobes and a sleek en-suite shower room, providing a comfortable and private space for guests or residents. On the first floor, there is a further generously sized rear bedroom along with a modern family bathroom, finished in a clean and understated style. The top floor is dedicated to an impressive open-plan living space, offering a bright and versatile layout suited to both relaxing and entertaining. The contemporary kitchen is finished in a crisp white design with sleek cabinetry and integrated appliances, flowing seamlessly into the living and dining area. A Juliet balcony enhances the space, allowing natural light to flood in while adding a sense of openness. Kelham Island is one of the city's most vibrant and desirable neighbourhoods, known for its blend of historic charm and modern regeneration. The area offers an excellent selection of independent cafes, restaurants, and bars, along with riverside walks and easy access to the city centre, making it a highly attractive location for professionals and buyers alike.



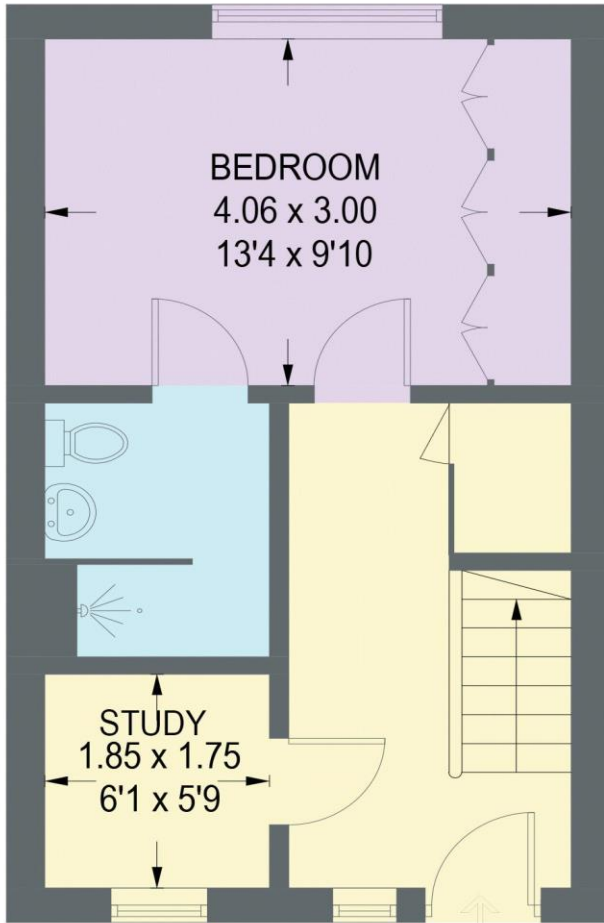


- Stunning Contemporary Townhouse
- Nestled within the Vibrant Kelham Central
- Modern Design with Low-Carbon Living
- Spacious Accommodation Arranged Over 3 Levels
- 2 Double Bedrooms & Ensuite Shower Room
- Light & Airy Open Plan Design
- Electric Heating & Triple Glazing
- Lease Term 999 years from 1 January 2018
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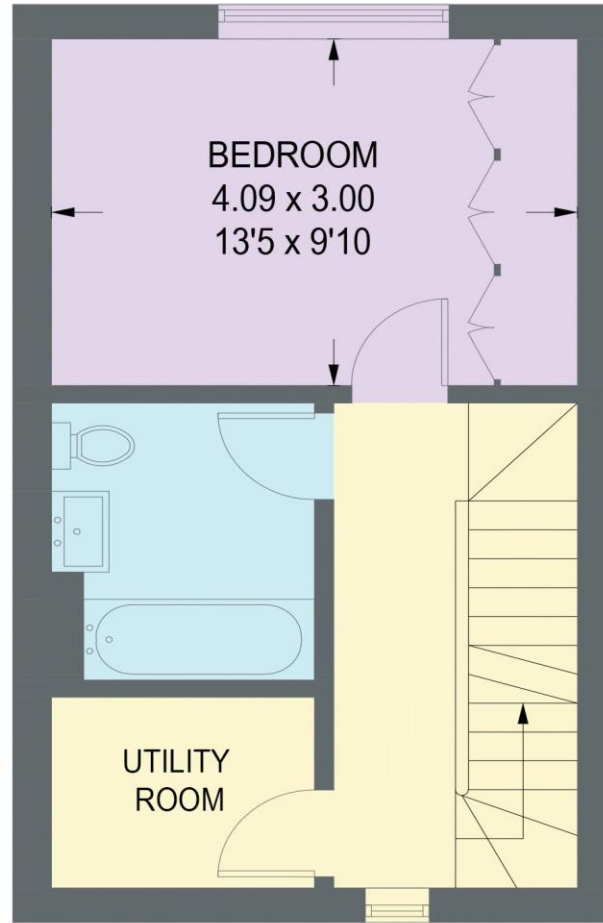


24 MAKERS PLACE

APPROXIMATE GROSS INTERNAL AREA = 90.5 SQ M / 974 SQ FT



GROUND FLOOR
30.3 SQ M / 326 SQ FT



FIRST FLOOR
30.1 SQ M / 324 SQ FT



SECOND FLOOR
30.1 SQ M / 324 SQ FT

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



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