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1 Norton Hall Norton Church Road, Sheffield, S8 8JY

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£600,000

Located within the prestigious gated development on Church Road, Norton, this exceptional mews house offers a unique opportunity for contemporary living. The property, originally being the orangery at the charming Norton Hall, providing a blend of modern comfort and elegant surroundings.

Upon entering, you are greeted by a welcoming entrance hall that leads to two generously sized double bedrooms and a well-appointed bathroom. A striking spiral staircase ascends to the upper ground floor, where you will find a magnificent open-plan living area. This space is bathed in natural light, thanks to the impressive floor-to-ceiling windows that overlook the beautifully maintained communal gardens. The living area seamlessly combines a sitting area, snug lounge, dining space, and a stylish kitchen, making it perfect for both relaxation and entertaining.

On the first floor, the primary suite awaits, featuring a spacious bedroom, two walk-in wardrobes, a dressing area, and an ensuite bathroom. This private retreat is designed for comfort and convenience, ensuring a tranquil escape at the end of the day.

Externally, the property is ideally situated at the end of the development, offering ample parking for up to six vehicles. The private garden is a delightful addition, complete with a seating area and a charming brick pizza oven, perfect for al fresco dining. On the other side of the property, French doors from the living area open directly onto the communal gardens, where you can enjoy the serene outdoor spaces, including patio seating areas and meticulously maintained grounds.

This remarkable property is not just a home; it is a lifestyle choice, combining modern living with the beauty of nature in a sought-after location. Don't miss the chance to make this stunning mews house your own.

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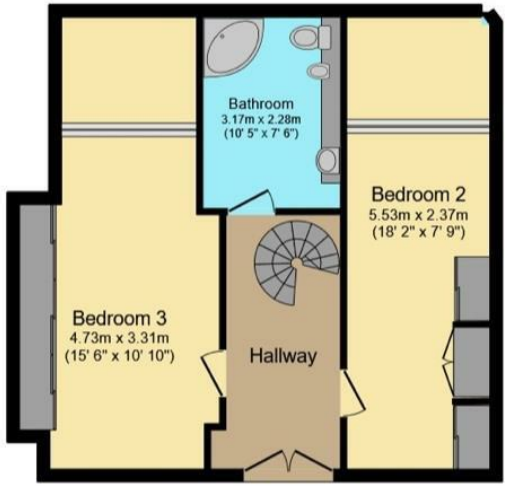
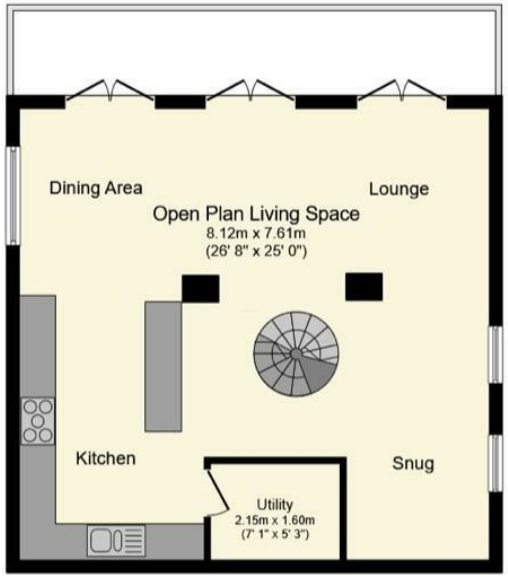


Ground Floor

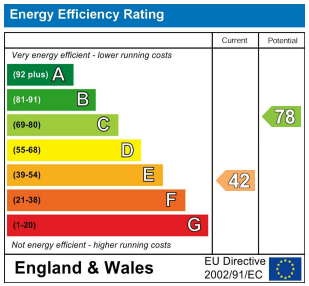


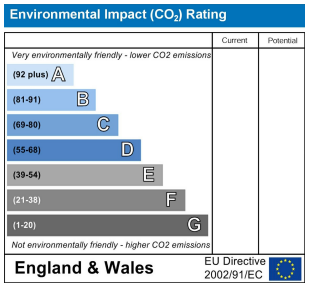
First Floor

Second Floor

Total floor area: 155.4 sq.m. (1,673 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





General Remarks
GENERAL REMARKS

TENURE
This property is long Leasehold with a term of 999 years from 1st April 2000 at a ground rent of £150 per annum.

SERVICE CHARGE
There is a service charge payable of £1300 per annum.

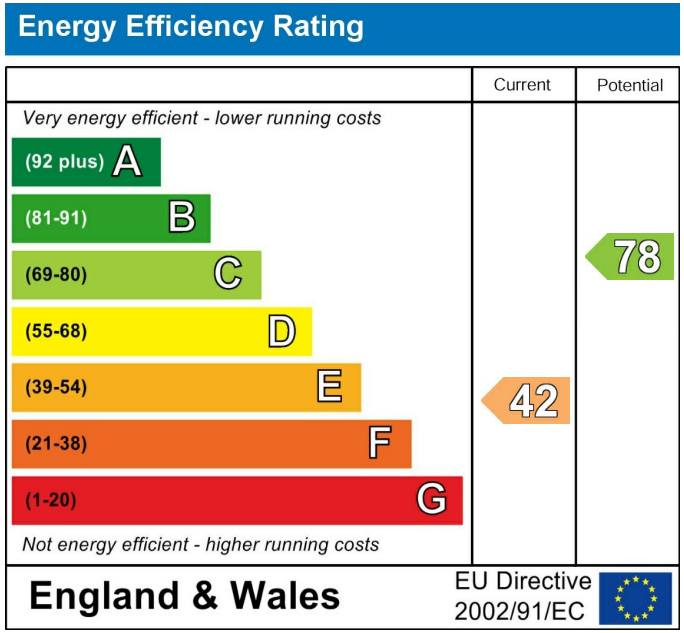
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Anti Money Laundering
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Kotini, will securely manage these checks on our behalf. Kotini will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £50 inc. VAT per person will apply for these checks, and Kotini will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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RULE TWO