



1 Norbury Close, Crabtree Park, Sheffield, S5 7BB

Saxton Mee

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Crabtree Park

Asking Price

£495,000

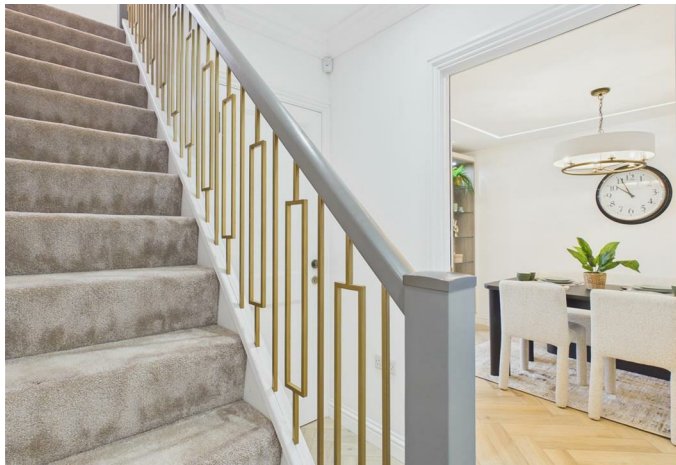
beautifully designed four bedroom, three bathroom detached family home, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, cloakroom, through lounge with French windows to terrace and garden, large open plan living kitchen area with a bespoke range of units and appliances and adjacent dining area. First floor master bedroom with luxury en-suite shower room, double bedroom two with luxury family bathroom. Second floor double bedroom three, double bedroom four and luxury shower room.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, bespoke fitted furniture to all bedrooms, landscaped front and rear gardens, driveway parking and garage. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).

Please note: CGI images used throughout this brochure are for illustrative purposes only and are intended to provide an impression of the proposed accommodation. They should not be taken as an exact representation of the finished property, specification, layout, furnishings or finishes.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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