





4 Makers Place

Kelham • Sheffield • S3 8FS

Asking Price £295,000

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 double bedroom featuring a generous window, neutral décor and useful understairs storage. The bedroom benefits from a contemporary en-suite bathroom with a rainfall shower over the bath, while a separate utility cupboard provides plumbing for a washing machine. Stairs rise to the first floor, where there is a further front-facing double bedroom with a striking full-height window. A built-in cupboard houses the property's MVHR (Mechanical Ventilation with Heat Recovery) system. Also on this level is a stylish contemporary shower room. The top floor is dedicated to an impressive open-plan living space, offering a bright and versatile layout ideally 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 spacious living and dining area. A Juliet balcony enhances the room, allowing natural light to flood in while creating an additional sense of openness. Kelham Island is one of Sheffield's most vibrant and desirable neighbourhoods, renowned for its blend of historic charm and modern regeneration. The area offers an excellent selection of independent cafés, restaurants and bars, alongside riverside walks and easy access to Sheffield city centre. With its combination of lifestyle amenities, connectivity and contemporary living, Kelham Island is a highly attractive location for professionals and buyers alike. Lease 2018 – 999 years. No extra ground rent. Service Charge £1222.41pa



- Stunning Contemporary Townhouse in S3
- Nestled within the Vibrant Kelham Central
- Modern Design with Low-Carbon Living
- 2 Double Bedrooms & 2 Bathroom
- Arranged Over 3 Levels
- Open Plan Living / Dining / Kitchen
- Electric Heating & Triple Glazing
- Service Charge £1222.41pa
- Lease 2018 – 999 years - No ground rent
- Council Tax Band C, EPC Rating B

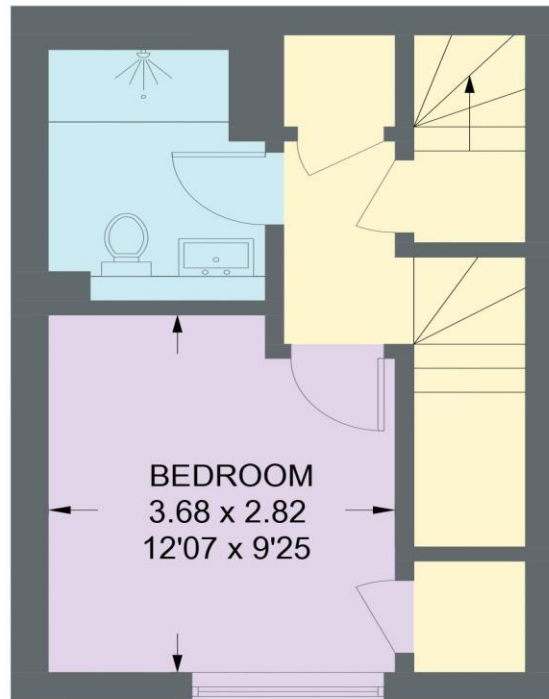


4 MAKERS PLACE

APPROXIMATE GROSS INTERNAL AREA = 76.3 SQ M / 820 SQ FT



GROUND FLOOR
25.5 SQ M / 274 SQ FT



FIRST FLOOR
25.4 SQ M / 273 SQ FT



SECOND FLOOR
25.4 SQ M / 273 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.