







3 Kenbourne Grove

Sheffield • South Yorkshire • S7 1NH

Asking Price £495,000

A charming Victorian semi-detached home, situated on the picturesque cul-de-sac of Kenbourne Grove in the highly sought-after Nether Edge area of Sheffield (S7). This beautifully presented three-bedroom property, with an additional occasional room, showcases period character throughout. Retaining a wealth of original features, this is a truly warm and inviting home, ideal for families or those seeking character and charm in a prime residential setting. A traditional period entrance door opens into a welcoming hallway, complete with cloakroom hanging, immediately setting the tone for the rest of the home. The front-facing living room is styled in rich, cosy tones and features sash windows, decorative coving, and a striking period fireplace. To the rear, the property boasts a delightful country-style kitchen fitted with classic wooden units and solid wood worktops. A deep Belfast sink, contrasting tiled flooring, and space for appliances enhance its charm and practicality. From here, access is provided to the cellar, offering excellent storage or potential for future development (subject to necessary consents). The kitchen flows seamlessly into a light-filled dining area, enhanced by Velux windows and French doors that open onto the garden—creating a perfect indoor-outdoor connection. Glazed double doors lead through to a snug, a cosy retreat featuring a log burner set on a stone hearth, painted floorboards, and decorative period detailing. The first floor hosts two generous double bedrooms. The rear bedroom enjoys a peaceful outlook over the garden, while the spacious front bedroom is bathed in natural light from three sash windows and features a charming period fireplace. The family bathroom is beautifully appointed with a traditional suite, including a freestanding roll-top bath, heritage-style basin, walk-in rainfall shower, rustic tiling, and heated towel rail. The second floor offers a versatile occasional room, beautifully enhanced by a sash window and Velux rooflight, creating a bright and adaptable space. This is complemented by an adjoining double bedroom, featuring a front-facing dormer window and excellent eaves storage. Externally, the property continues to impress. To the rear is a fully enclosed, country-style cottage garden, accessible via the house or a communal passage. A rustic brick terrace and log store lead to a winding path bordered by a rich variety of planting, culminating in a tranquil seating area surrounded by mature trees—an idyllic retreat. Kenbourne Grove is a particularly attractive and peaceful cul-de-sac within Nether Edge, one of Sheffield's most desirable residential areas. Popular with families, the location offers excellent local schooling, convenient access to the city centre, universities, and major hospitals. The property also lies within the Nether Edge Conservation Area, helping to preserve the historic character and architectural charm that define this beautiful neighbourhood.





- Charming Victorian Semi Detached Home
- Sought-After Nether Edge Conservation Area
- Period Character Throughout
- Beautifully Presented Over 3 Floors
- 3 Double Bedrooms & Occasional Room
- Light & Airy Dining Kitchen
- Living Room & Snug
- Quiet Cul De Sac Location in S7
- Lease 800 years from 25th March 1953
- Council Tax Band D, EPC Rating E



3 KENBOURNE GROVE

APPROXIMATE GROSS INTERNAL AREA = 126.3 SQ M / 1358 SQ FT

CELLAR = 16.4 SQ M / 176 SQ FT

TOTAL = 142.7 SQ M / 1534 SQ FT

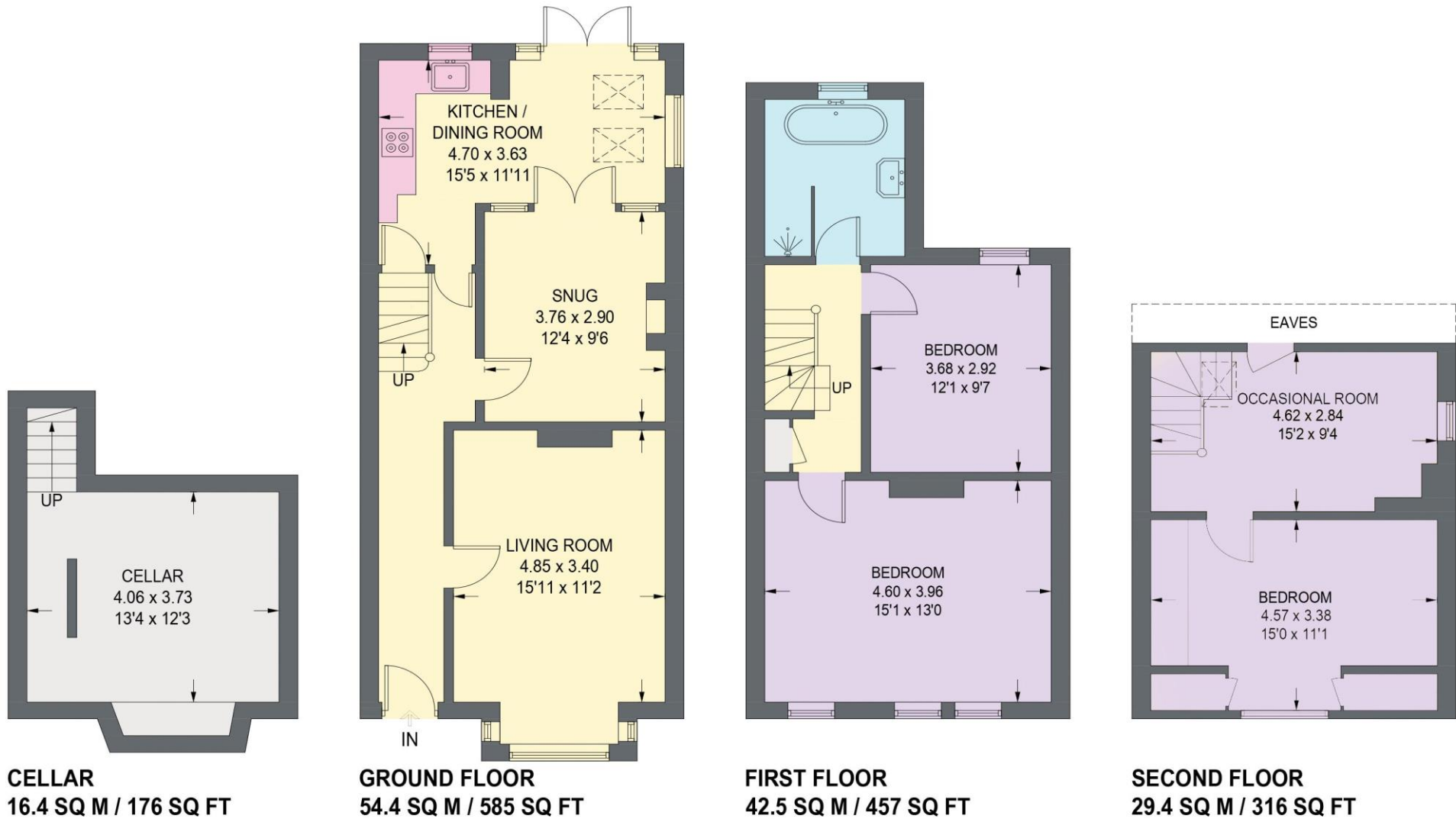


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868