







40 Colwick Way

Sheffield • South Yorkshire • S8 8LT

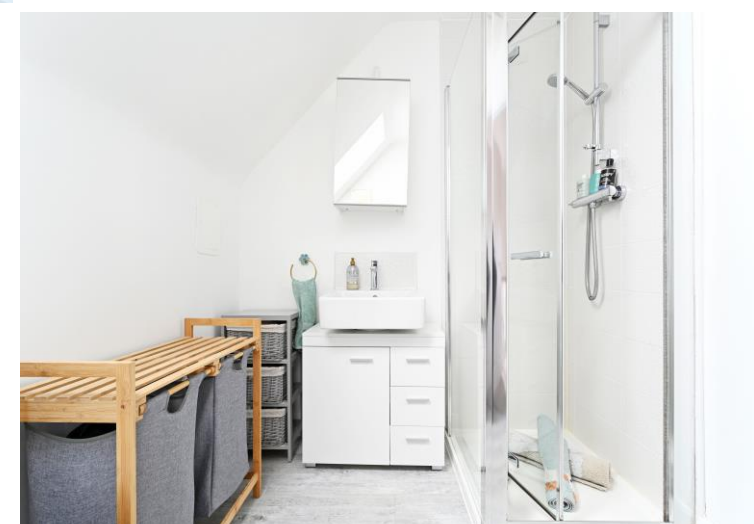
Guide Price £330,000 - £340,000

Stunning three-bedroom semi-detached property, built in 2019, occupying a sought-after position on a popular residential development in Norton Lees. Well presented throughout, this modern home would make an ideal choice for a first-time buyer or family, offering light and airy accommodation together with a driveway, garage and larger-than-average private enclosed rear garden. The ground floor briefly comprises a front-facing living room, featuring a light and airy modern interior and front-facing window. There is also a convenient ground floor WC. To the rear is the dining kitchen, fitted with modern gloss wall and base units, an integrated Zanussi hob and a new extractor hood. There is space and plumbing for further appliances, together with a brick-shaped tiled splashback. There is ample space for a dining table, with French doors opening out onto the rear garden, creating a pleasant and bright space with a lovely outlook. Upstairs, the rear-facing double bedroom enjoys a pleasant view over the garden and is decorated in neutral tones. It benefits from a built-in storage cupboard with fitted shelving. Also on this floor is a smaller single bedroom, ideal for use as a nursery or home office, together with a modern three-piece family bathroom featuring stylish textured tiling, a bath with shower over and a glass screen. At the far end of the landing is a door leading to stairs rising to the second floor. The second floor offers a spacious double bedroom, presented in cheerful, warm tones. There is generous built-in wardrobe storage, access to the boarded loft space and a modern en-suite shower room, which benefits from a Velux window. Externally, the property benefits from a driveway and garage, providing excellent off-street parking. To the rear is a fully private and enclosed garden, featuring an attractive stone patio with steps leading up to a lawned area. The garden is enclosed by fencing and also benefits from rear door access directly into the garage. The property is situated on Colwick Way and is ideally positioned for the local shops and amenities at St James Retail Park, while the nearby Graves Park provides extensive open green space. The area also benefits from excellent public transport links, making this a convenient and well-connected location.





- Modern Semi-Detached House in S8
- 3 Bedrooms, & 2 Bathrooms
- Stylish Decor, Carpets & Blinds
- Dining Kitchen with French Doors
- Located on Popular Modern Development
- Arranged Over 3 Floors
- Driveway & Garage
- Enclosed Private Rear Garden
- Freehold
- Council Tax Band C, EPC Rating B





40 COLWICK WAY

APPROXIMATE GROSS INTERNAL AREA = 79.6 SQ M / 856 SQ FT

GARAGE = 18.0 SQ M / 194 SQ FT

TOTAL = 97.6 SQ M / 1050 SQ FT

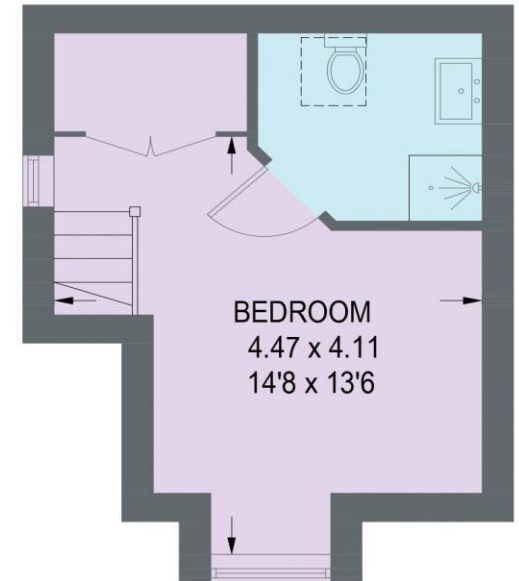
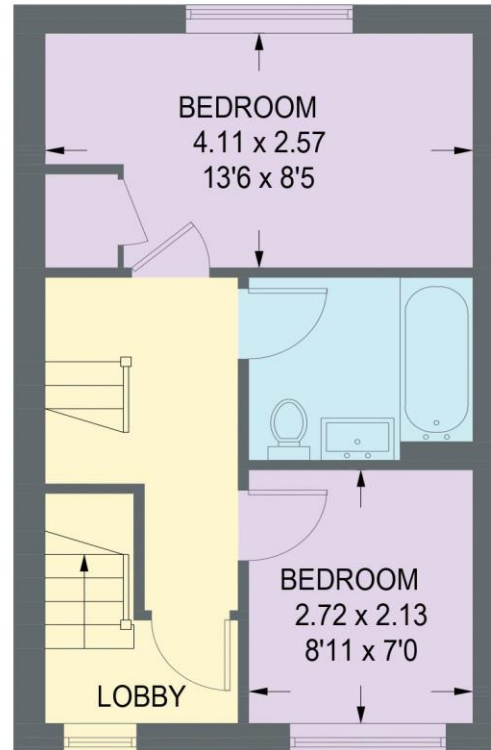
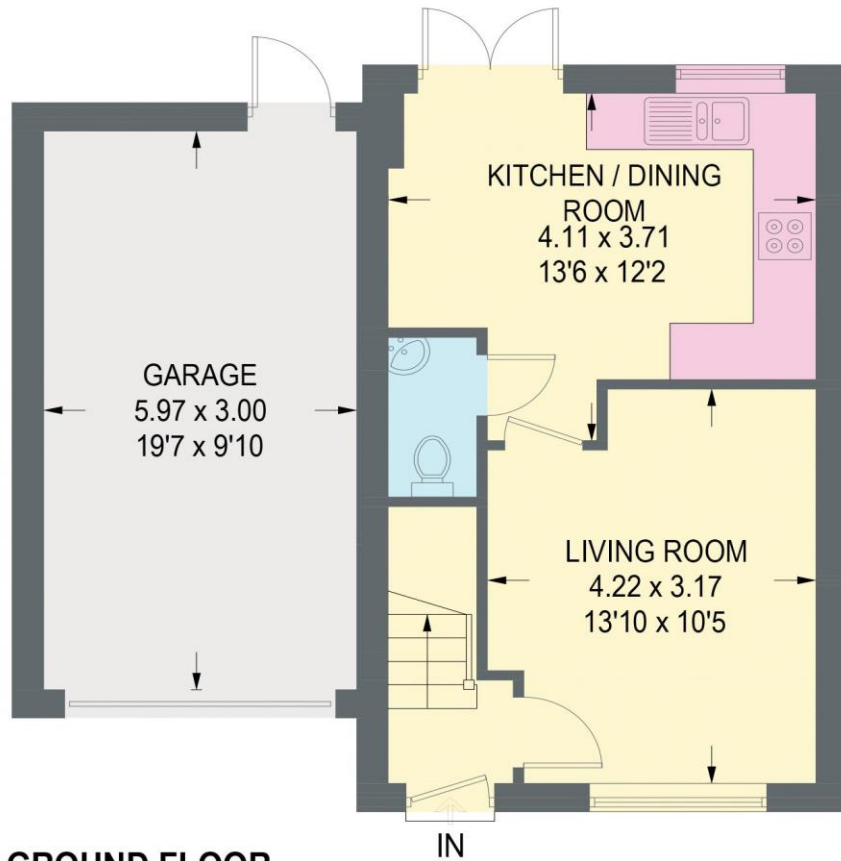


Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

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

0114 276 8868