







## 24 Norton Lees Road

Meersbrook • Sheffield • S8 9BY

Guide Price £230,000 - £240,000

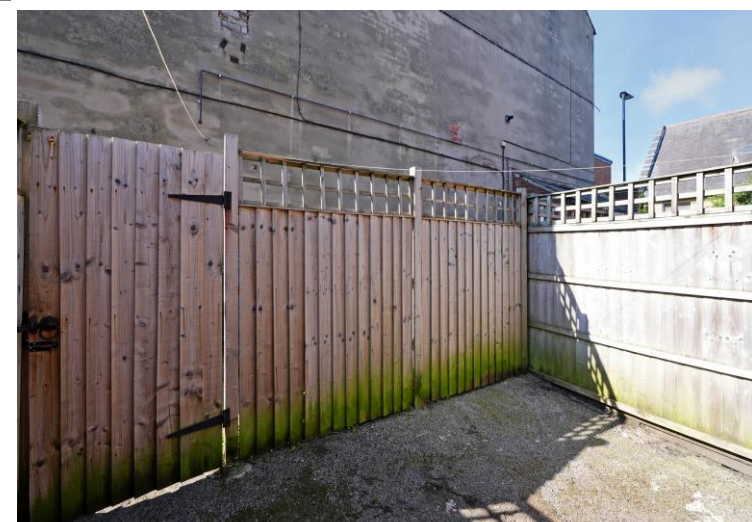
Beautiful bay-fronted, elevated mid-terrace home on Norton Lees Road, a highly sought-after residential location close to Meersbrook Park. Thoughtfully improved by the current owners, this property offers a light-filled, modern interior that blends style with character, perfect for first-time buyers or young professionals ready to move straight in. The inviting living room features reclaimed parquet flooring in warm neutral tones, elegant ceiling coving, bespoke blinds within the bay window, and a charming stone hearth with log burner, creating a cosy yet refined space. To the rear, a bright open-plan dining kitchen continues the contemporary feel with sanded parquet flooring and a sleek Howdens kitchen. Floor-to-ceiling storage, matte-finished units, and Corian worktops are complemented by micro-cement splashbacks. Integrated appliances include a Neff oven and induction hob, with space and plumbing for a washing machine. There is ample room for dining, making it ideal for both everyday living and entertaining. A staircase leads down to a converted basement, providing a versatile additional space with front window, perfect for a home office, playroom, or snug. On the first floor, there are two bedrooms: a spacious front-facing double with crisp décor and a smaller rear bedroom featuring a large window and built-in seating with storage. The stylish bathroom is fitted with a modern white suite, rainfall shower, contemporary tiling, and heated towel rail. The second floor offers a further bright and airy double bedroom with a rear Velux window and integrated blind, along with an ATAG combi boiler. Externally, the property benefits from a fully enclosed, low-maintenance rear courtyard and a useful brick-built outhouse for storage. Located in the popular S8 postcode, Norton Lees Road is well-regarded for its strong community feel, excellent local amenities, independent cafés, and reputable schools. Nearby green spaces such as Graves Park provide fantastic outdoor opportunities, while convenient transport links offer easy access to Sheffield city centre and beyond.





- 3 Bedroom Mid Terrace in S8
- Close to Meersbrook Park
- Upgraded by Current Owners
- Stunning Contemporary Fitted Kitchen
- Occasional Basement Room

- Highly Sought-After Residential Location
- Rear Courtyard & Outhouse
- No Onward Chain
- Freehold
- Council Tax Band A, EPC Rating D





# 24 NORTON LEES ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.3 SQ M / 843 SQ FT

CELLAR = 16.1 SQ M / 173 SQ FT

TOTAL = 94.4 SQ M / 1016 SQ FT



**CELLAR**  
16.1 SQ M / 173 SQ FT

**GROUND FLOOR**  
34.5 SQ M / 371 SQ FT

**FIRST FLOOR**  
29.7 SQ M / 320 SQ FT

**SECOND FLOOR**  
14.1 SQ M / 152 SQ FT

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

(IDMRP2025)



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