







## 133 Harvey Clough Road

Norton Lees • Sheffield • S8 8PF

Guide Price £300,000 - £325,000

This attractive three-bedroom detached family home offers spacious accommodation, excellent outdoor space and fantastic potential for buyers looking to create their ideal home. Light, airy and well-proportioned throughout, the property provides generous room sizes and plenty of scope to add your own personal style. Located in a popular residential area close to excellent local amenities, schools and green spaces, this home is ideally placed for family life, with Graves Park within easy walking distance and Cat Lane Woods at the bottom of the road. A welcoming side entrance with porch leads into the hallway, providing access to the main living areas. The fitted kitchen offers space for appliances and a breakfast table, with exciting potential to knock through into the garage to create a larger open-plan dining kitchen, perfect for modern family living. To the rear, the spacious open-plan living area enjoys a lovely outlook over the garden, with sliding patio doors creating a strong connection between indoor and outdoor spaces. There is excellent potential to introduce a raised decking area, creating a seamless entertaining space and making the most of the generous rear garden. The home features modern neutral tones throughout, complemented by a characterful feature fireplace. The rear double bedroom benefits from a full-length mirrored wardrobe and a pleasant garden aspect, while the front double bedroom includes a walk-in closet. The third bedroom provides an ideal space for a child's room, nursery or home office. The family bathroom is fitted with a white suite, corner shower and built-in storage, with additional storage available on the landing, a side window and loft access. Externally, the property offers a front garden alongside off-road parking, while the rear garden provides a superb family space with established planting, mature greenery and further potential to create a raised patio/decking area linked to the house, as well as space for a summer house. Perfectly positioned for families, the property is close to Mundella Primary School, local shops and everyday amenities. Woodseats is approximately five minutes away, with St James Retail Park around ten minutes away, offering a wide range of shops and services.



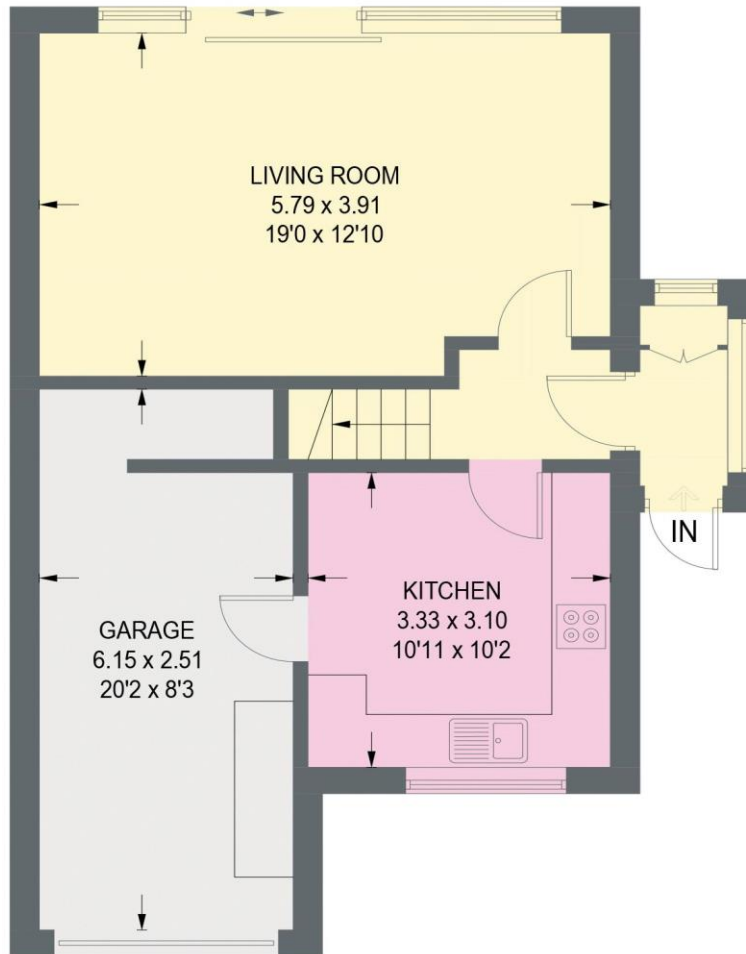


- Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Scope to Develop
- Spacious Living Room
- Close to graves Park
- Great Family Location
- Generous Rear Garden
- Driveway & Garage
- Lease 800 years from 25 march 1981
- Council Tax Band C, EPC Rating E

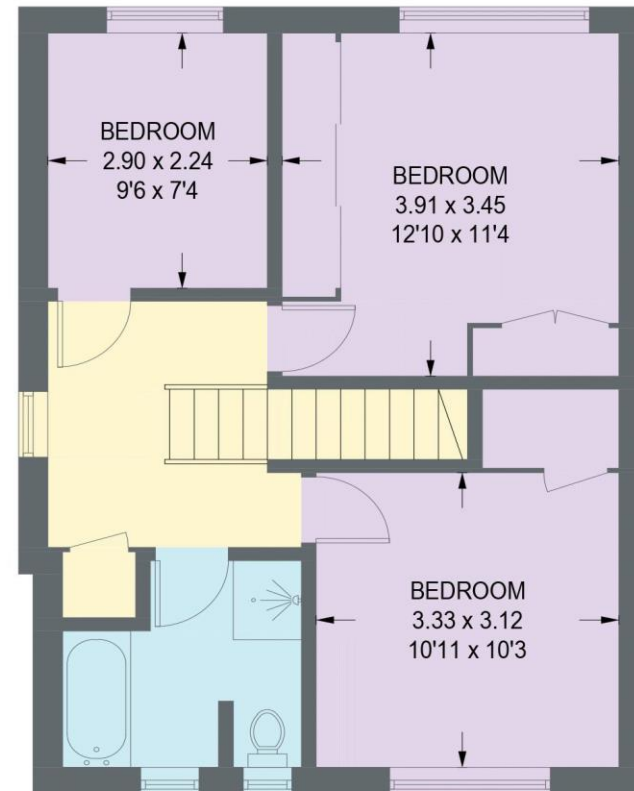


# 133 HARVEY CLOUGH ROAD

APPROXIMATE GROSS INTERNAL AREA = 104.9 SQ M / 1129 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**56.4 SQ M / 607 SQ FT (INCLUDING GARAGE)**



**FIRST FLOOR**  
**48.5 SQ M / 522 SQ FT**

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



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