







11 Warminster Crescent

Norton Lees • Sheffield • S8 9NU

£300,000

A lovely, extended three-bedroom semi-detached property, situated on a highly sought-after road in the popular area of Norton Lees. The property benefits from full uPVC double glazing, modern gas central heating, a recently fitted new roof, off-road parking and a large, south-facing enclosed rear garden enjoying a particularly private backdrop. The accommodation briefly comprises a reception lobby, opening to a spacious living room with a feature fireplace and attractive exposed brick recess. To the rear is an extended dining kitchen fitted with a modern range of wall and base units, including an integrated fridge/freezer, oven, hob and extractor, space for a washing machine and with ample space for a family dining table. French doors from the extension open directly onto the rear garden, creating an excellent space for entertaining and family living. To the first floor are 2 double bedrooms, a well proportioned single bedroom and a contemporary bathroom fitted with a modern white suite. Outside, to the front is a driveway providing off road parking and to the rear is a generous, south facing garden with large patio seating areas providing excellent outside dining and entertaining space, a level lawn, colourful shrub borders, vegetable and fruit plots, and a substantial garden shed. Warminster Crescent is a well-regarded residential road within Norton Lees. a popular suburb to the south of Sheffield. well placed for a range of local amenities. reputable schools. parks and excellent transport links into the city centre and





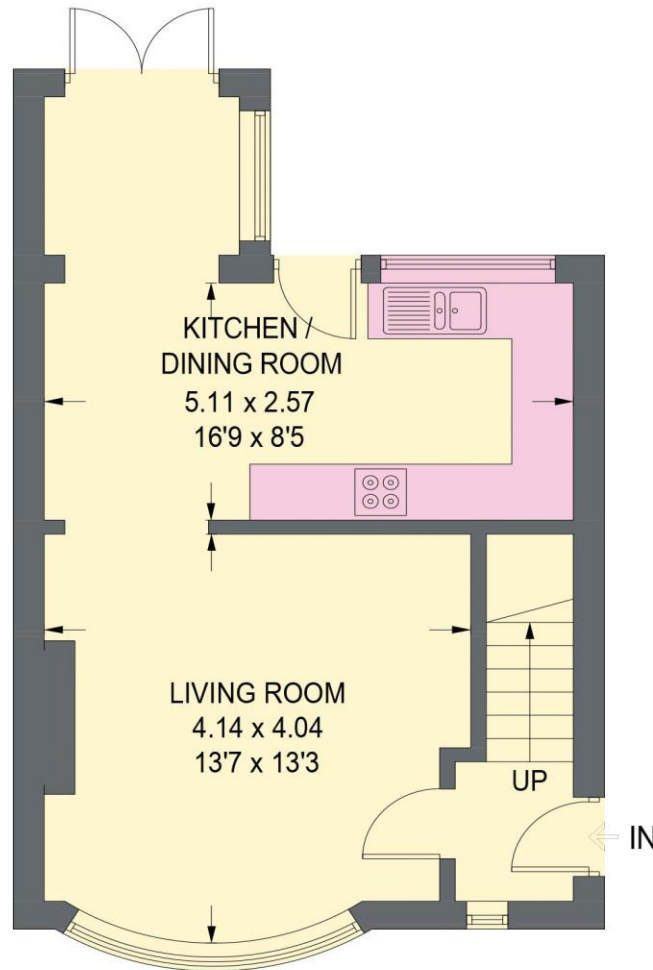
- 3 Bedroom Semi Detached
- Extended Dining Kitchen
- Large South Facing Rear Garden
- Attractively Presented
- New Roof

- UPVC Double Glazing
- Gas Central Heating
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- Council Tax Band - B
- EPC - tbc

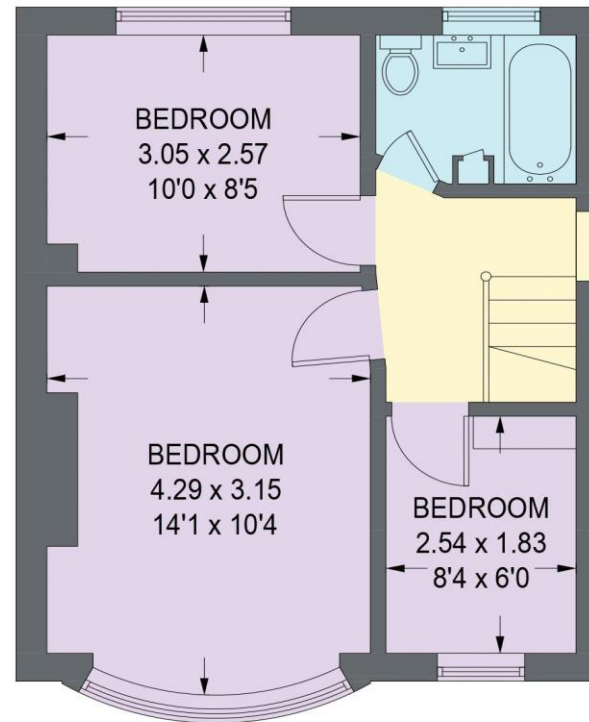


11 WARMINSTER CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 74.5 SQ M / 802 SQ FT



GROUND FLOOR
39.4 SQ M / 424 SQ FT



FIRST FLOOR
35.1 SQ M / 378 SQ FT

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

(IDMRP2025)



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