











## 28 Spa Lane

Sheffield • South Yorkshire • S13 7PH

Guide Price £190,000 - £200,000

Effectively extended 3-bedroom end terrace offering further potential to develop, subject to necessary consents. Light and airy modern interior arranged over 3 levels, overlooking a low maintenance rear garden. Features an extensive driveway, car port, combination gas central heating, double glazing and recently installed contemporary bathroom. A composite front door open into a light and airy living room styled with wood panelling, modern tones, fireplace housing an electric log burner and made to measure blinds. A rear extension features sliding patio door out onto the garden from a spacious, flexible living area, providing access to the cellar. The kitchen is fitted with a matching range of wall and base units, topped with contrasting worktops, monochrome tiled splashbacks including integrated oven and gas hob. The main bedroom is front facing designed in a neutral palette featuring made to measure blinds and walk in closet. A smaller bedroom overlooks the rear garden and open green space beyond. The bathroom has been recently installed, a contemporary white suite, which benefits from a rainfall shower over the bath, marble effect tiling and chrome heated towel rail. Stairs rise to a second-floor bedroom, complemented by rear dormer window and providing storage within the eaves. Externally an extensive driveway provides off street parking for multiple vehicles leading to a car port, which also offers potential space to extend if desired, subject to necessary consents. At the rear is a low maintenance garden with open green space beyond. Spa Lane is ideally placed for local schools, amenities, train station, links to Sheffield city centre and the M1 motorway networks and for nearby Crystal Peaks shopping centre, Drakehouse retail park and Rother Valley Country Park. Located a short walk from Shirebrook Valley Nature Reserve.









- Effectively Extended End Terrace
- Single Storey Extension at Rear
- 3 Bedrooms
- Recently Installed Bathroom Suite
- Light & Airy Flexible Living Space
- Combination Boiler & Double Glazing
- Low Maintenance Rear Garden
- Generous Driveway & Car Port
- Freehold
- Council Tax Band A, EPC Rating E







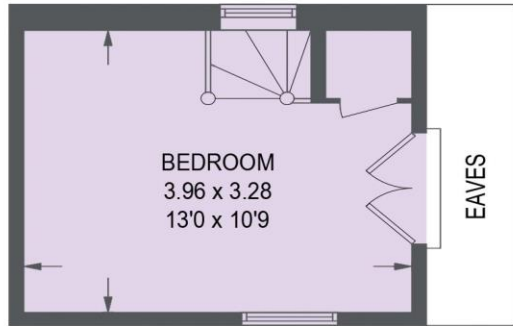
## 28 SPA LANE

APPROXIMATE GROSS INTERNAL AREA = 82.6 SQ M / 889 SQ FT

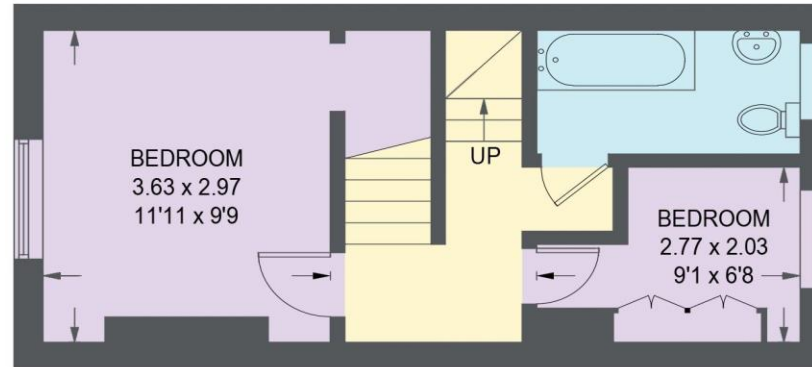
CELLAR = 14.8 SQ M / 159 SQ FT

TOTAL = 97.4 SQ M / 1048 SQ FT

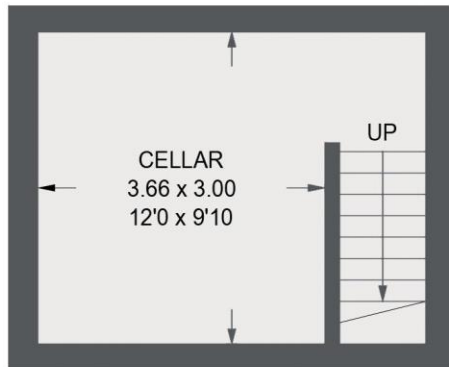
(EXCLUDING EAVES)



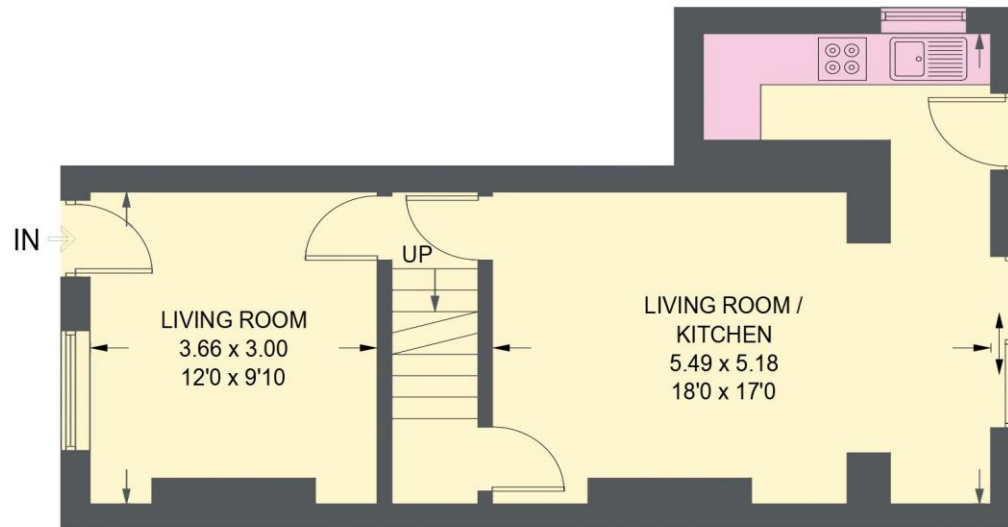
**SECOND FLOOR**  
**13.4 SQ M / 144 SQ FT**



**FIRST FLOOR = 28.8 SQ M / 310 SQ FT**



**CELLAR = 14.8 SQ M / 159 SQ FT**



**GROUND FLOOR = 40.4 SQ M / 435 SQ FT**

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





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