

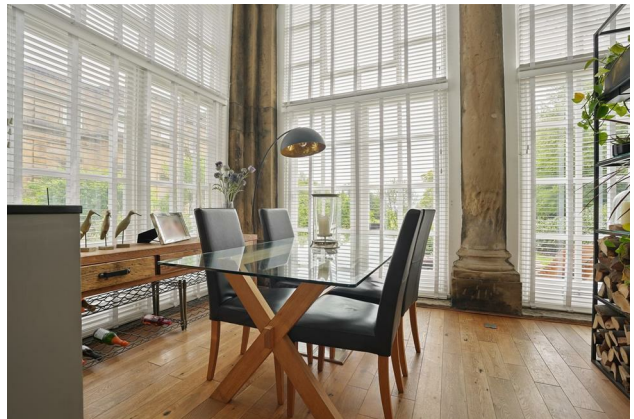
# HUNTERS®

HERE TO GET *you* THERE

1 Norton Hall Norton Church Road, Sheffield, S8 8JY

£600,000

Property Images





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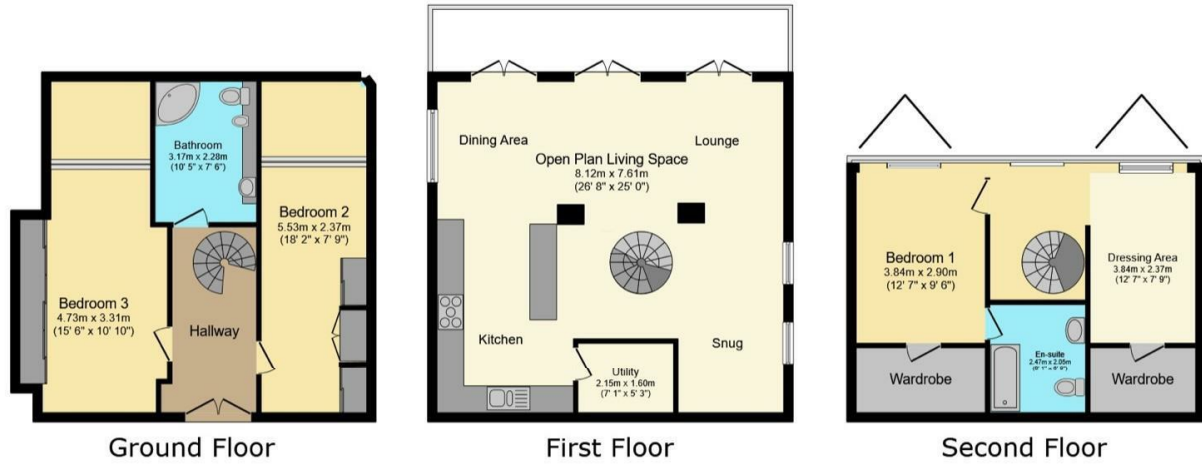
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## Property Images



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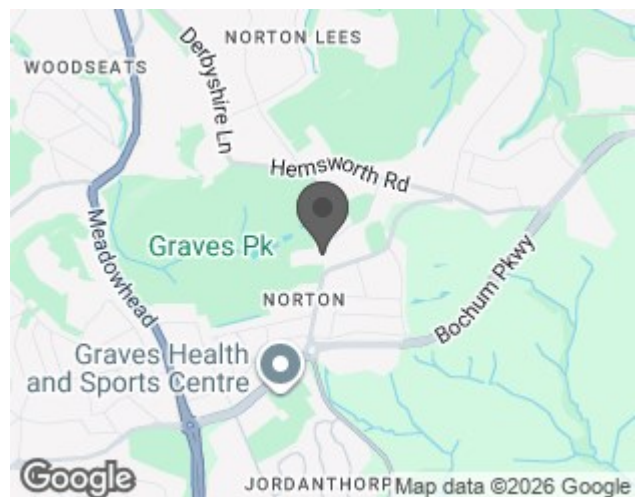
Total floor area: 155.4 sq.m. (1,673 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

## Map



## Details

Type: House - Mews Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Located within the prestigious gated development on Church Road, Norton, this exceptional mews house offers a unique opportunity for contemporary living. The property, originally being the orangery at the charming Norton Hall, providing a blend of modern comfort and elegant surroundings.

Upon entering, you are greeted by a welcoming entrance hall that leads to two generously sized double bedrooms and a well-appointed bathroom. A striking spiral staircase ascends to the upper ground floor, where you will find a magnificent open-plan living area. This space is bathed in natural light, thanks to the impressive floor-to-ceiling windows that overlook the beautifully maintained communal gardens. The living area seamlessly combines a sitting area, snug lounge, dining space, and a stylish kitchen, making it perfect for both relaxation and entertaining.

On the first floor, the primary suite awaits, featuring a spacious bedroom, two walk-in wardrobes, a dressing area, and an ensuite bathroom. This private retreat is designed for comfort and convenience, ensuring a tranquil escape at the end of the day.

Externally, the property is ideally situated at the end of the development, offering ample parking for up to six vehicles. The private garden is a delightful addition, complete with a seating area and a charming brick pizza oven, perfect for al fresco dining. On the other side of the property, French doors from the living area open directly onto the communal gardens, where you can enjoy the serene outdoor spaces, including patio seating areas and meticulously maintained grounds.

This remarkable property is not just a home; it is a lifestyle choice, combining modern living with the beauty of nature in a sought-after location. Don't miss the chance to make this stunning mews house your own.

### Features

- Three double bedrooms
- Two bathrooms
- Primary suite with dressing area, two walk in wardrobes and ensuite bathroom
- Fabulous open plan living
- Underfloor heating to all levels
- Private off road parking
- Communal grounds and gardens
- Energy performance rating