







73 Norton Park Road

Norton • Sheffield • S8 8GR

Guide Price £575,000 - £600,000

A stunning detached four double bedroom extended family home on Norton Park Road, Sheffield S8, retaining an abundance of period features and charm while benefiting from a modern extension that creates a fabulous and flexible family living space. Occupying a sought-after position on this popular tree-lined residential road, the property enjoys excellent access to local amenities, well-regarded schools and green spaces, making it an ideal long-term family home. A front porch opens into a welcoming hallway featuring attractive panelling and a wealth of original character, creating an impressive first impression. There is useful cloak storage and a ground floor WC. To the front of the property is a beautiful bay-fronted living room, presented in warm, homely tones with fitted carpet and an exposed brick chimney breast incorporating a log-burning stove. To the rear, the property has been thoughtfully extended to create a stunning open-plan family living space. Flooded with natural light from a roof lantern and large rear windows overlooking the garden, this versatile room provides flexible areas for dining, relaxing and entertaining. The shaker-style kitchen is fitted with a Belling range cooker, integrated dishwasher and fridge freezer, offering both style and practicality for modern family living. A separate utility room provides additional storage and a sink, with direct access onto the rear garden. An internal door leads into the integral garage, which benefits from mezzanine storage and an electric garage door. Stairs with attractive panelling and plush carpeting rise to the first floor, where there are three double bedrooms, two of which are particularly generous in size and offer ample space for wardrobes and additional furniture. The contemporary family bathroom is finished with stylish tiling and comprises a modern suite with a separate corner shower enclosure. A further staircase rises to the second floor, where a spacious fourth double bedroom provides excellent flexibility for use as a principal bedroom, guest suite, home office or additional living space. This room enjoys two rear-facing Velux windows, useful eaves storage and additional cloak hanging storage located on the stairway. Externally, the property is approached via a gated block-paved driveway providing off-road parking for two vehicles. To the rear is a stunning landscaped family garden, beautifully stocked with a colourful array of established planting. A stone terrace provides the perfect space for outdoor entertaining and relaxation, complemented by a summer house, attractive carp pond, further decked seating area and lawn. Mature trees, fruit trees and established hedging create a private and leafy backdrop, making this a wonderful outdoor space for families to enjoy. Norton Park Road is a highly regarded residential location within the popular S8 postcode, favoured by families for its tree-lined setting, excellent local schools, nearby parks and green spaces, and convenient access to Sheffield city centre, local amenities and transport links. The area offers a strong sense of community and an ideal environment for family life.





- Extended Detached Family Home
- 4 Double Bedrooms
- Period Character & Charm
- Modern Open Plan Dining Kitchen
- Superb Flexible Family Home

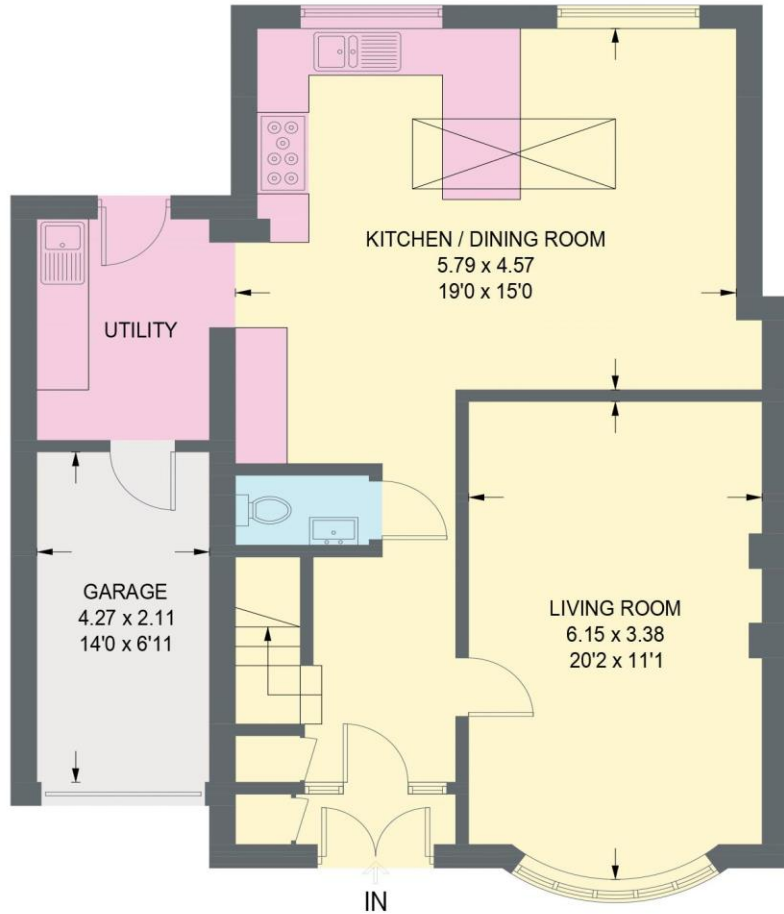
- Light & Airy Cheerful Accommodation
- Colourful Landscaped Garden & Terrace
- Gated Driveway & Integral Garage
- Freehold & No Onward Chain
- Council Tax Band D, EPC Rating TBC



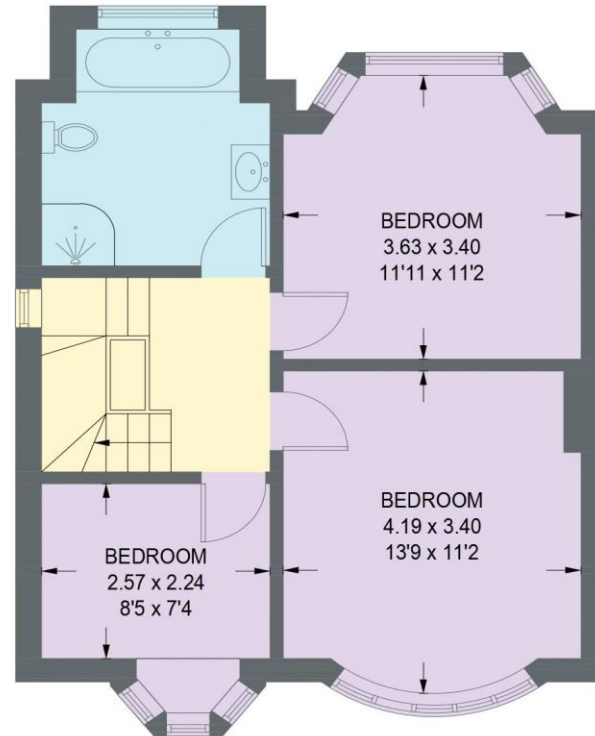


73 NORTON PARK ROAD

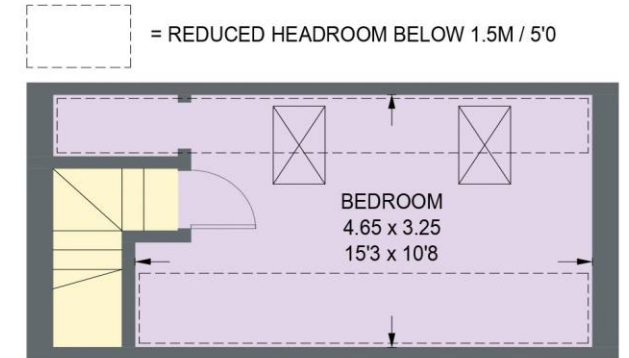
APPROXIMATE GROSS INTERNAL AREA = 147.7 SQ M / 1589 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
80.0 SQ M / 861 SQ FT



FIRST FLOOR
47.4 SQ M / 510 SQ FT



SECOND FLOOR
20.3 SQ M / 218 SQ FT

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



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