







39 Ashbury Drive

Norton • Sheffield • S8 8LE

Guide Price £350,000 - £375,000

A stunning three-bedroom extended family home offering light, airy and flexible accommodation, ideally positioned at the end of a quiet residential cul-de-sac in a peaceful setting. The property benefits from a converted garage creating versatile additional living space, ideal for home working or use as a studio, along with a driveway featuring an EV charger. There is a beautiful landscaped, enclosed garden designed with family living in mind, plus the added reassurance of CCTV and a security alarm system. The property features a welcoming entrance hallway with engineered oak flooring leading to a bay-fronted lounge decorated in calm, homely tones. The heart of the home is the extended open-plan dining kitchen, complete with sleek gloss units, two ovens, a full-size fridge and freezer, ample storage, French doors, and a picture window with integral blinds overlooking the garden. A convenient cloakroom/WC and understairs storage complete the ground floor layout. Upstairs, there are two double bedrooms finished in a neutral palette, both enjoying lovely garden views, and a smaller third bedroom, ideal as a nursery, study, or dressing room. A modern bathroom with partial tiling and a separate rainfall shower complements the accommodation. There is excellent potential to extend into the loft space if desired. Externally, the home offers off-street parking with an EV charger and a partially shared driveway. The converted garage provides a versatile space, fully insulated and equipped with electricity and Ethernet, featuring two Velux windows perfect as a home office, studio, or gym. The rear garden is beautifully landscaped with a stone patio, lawn, planted borders, and a lower seating area, creating a peaceful outdoor space for relaxation and entertaining. Ashbury Drive is situated in a sought-after area of Sheffield, offering a quiet residential feel while being close to local amenities, highly regarded schools, and excellent transport links. Its position at the end of the cul-de-sac ensures minimal passing traffic, providing a safe and tranquil environment for families.





- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Quiet Cul De Sac Location
- Superb Open Plan Dining Kitchen
- Generous Landscaped Garden

- CCTV and a Security Alarm System
- Converted Garage / Versatile Studio
- Off Street Parking
- Lease 800 years from 25/03/1953
- Council Tax Band B, EPC Rating C



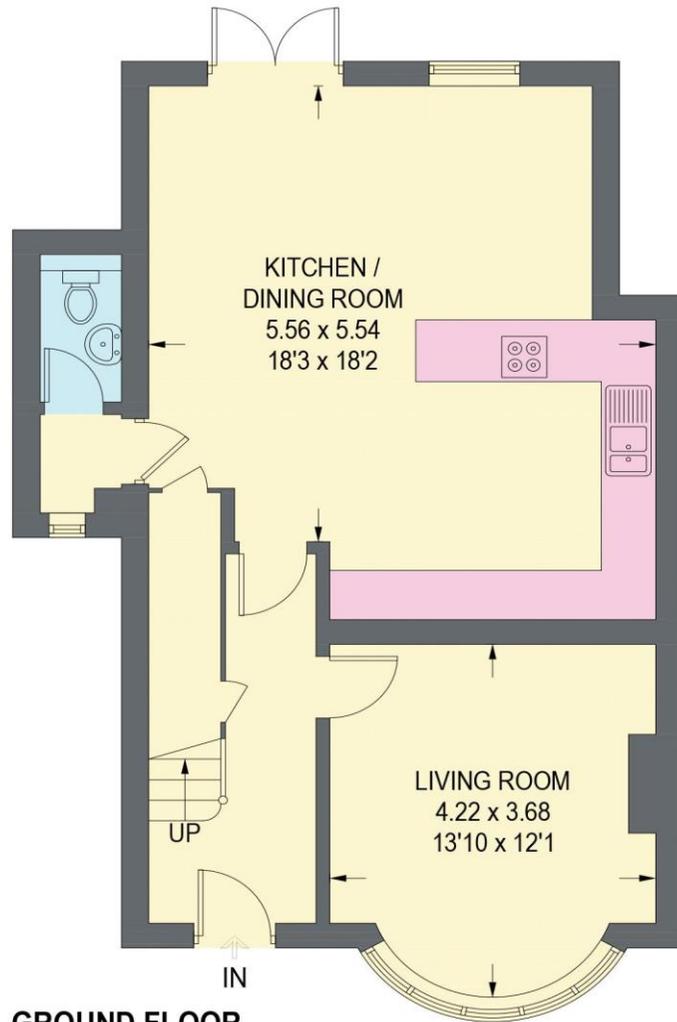


39 ASHBURY DRIVE

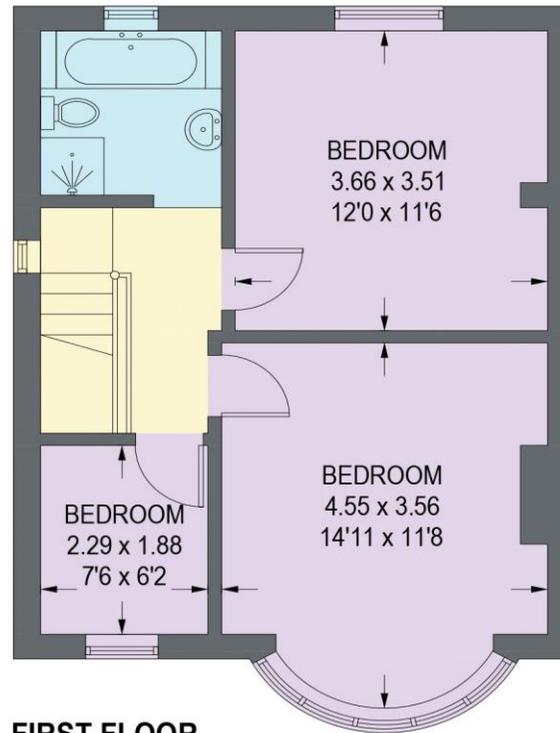
APPROXIMATE GROSS INTERNAL AREA = 103.7 SQ M / 1116 SQ FT

STUDIO = 11.9 SQ M / 128 SQ FT

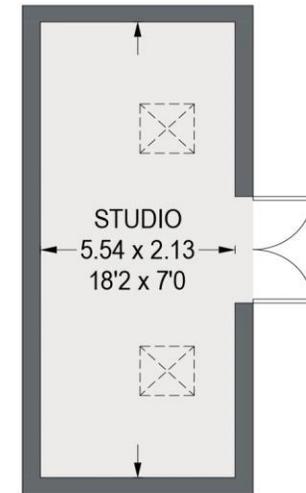
TOTAL = 115.6 SQ M / 1244 SQ FT



GROUND FLOOR
60.9 SQ M / 655 SQ FT



FIRST FLOOR
42.8 SQ M / 461 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

(IDMRP2025)



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