







183 Warminster Road

Norton Lees • Sheffield • S8 8PP

Guide Price £265,000 - £280,000

This significantly improved home has been carefully upgraded by the current owners over recent years, including a full back-to-brick renovation, a new kitchen, and a modern bathroom. Stylishly presented throughout, the property offers off-street parking and an enclosed rear garden, and is ready to move into. A welcoming entrance with a front porch provides ideal space for cloakroom storage, leading to a WC that cleverly utilises the understairs area. LVT flooring runs through the ground floor. The cosy living room features stylish, modern décor, a log burner with an oak mantle, and made-to-measure bespoke shutters. The dining room, with its period fireplace and rear window overlooking the garden, offers flexible living space, elegant décor, and bespoke storage in alcoves. The kitchen overlooks the garden and boasts a classic range of units, solid wooden worktops, a ceramic sink, Bosch oven, induction hob, slimline dishwasher, and French doors opening onto the garden. On the first floor, the front double bedroom is presented in cosy tones with matching wood panelling and neutral carpeting. At the rear is a spacious double bedroom in a neutral palette, with an adjoining occasional space ideal as a dressing room, complete with built-in storage and a dressing table. The contemporary bathroom suite is partially tiled in bold tones and includes a chrome heated towel rail. Externally, the property benefits from off-street parking and an enclosed rear garden designed with a stone patio, decked terrace, lower lawn, garden storage, and established hedging and fencing. Warminster Road is situated in the sought-after Norton Lees area, close to local shops, amenities, and highly regarded schools. The property is within walking distance of Graves Park and other recreational facilities, while also offering convenient links to the city centre, motorway networks, train stations, and the Peak District.





- Beautifully Presented Semi Detached Property
- 2 Double Bedrooms & Dressing Room
- Contemporary Bathroom Suite
- Modern Kitchen with Integrated Appliances
- 2 Versatile Reception Rooms
- Popular Location Close to Graves Park
- Enclosed Rear Garden
- Off Street Parking
- Freehold
- Council Tax Band C, EPC Rating TBC

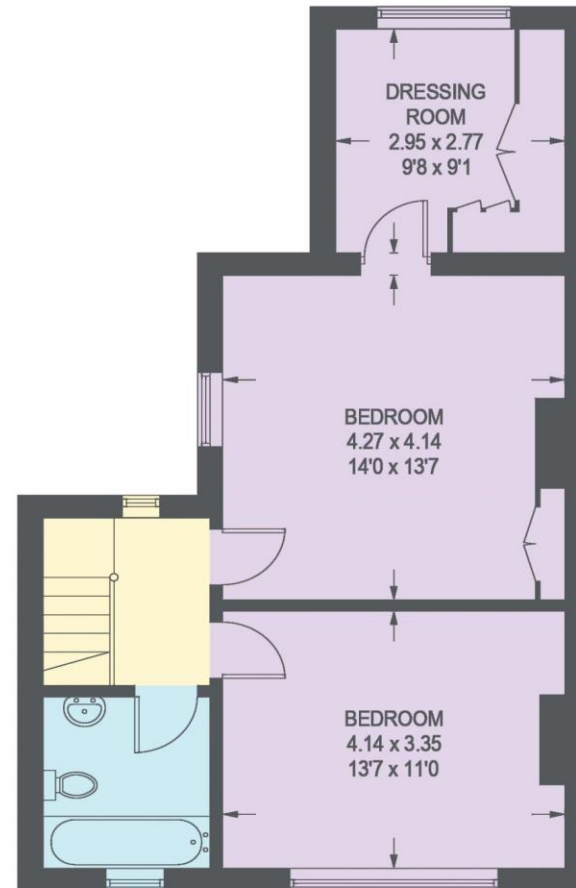


183 WARMINSTER ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.8 SQ M / 1182 SQ FT



GROUND FLOOR
58.0 SQ M / 624 SQ FT



FIRST FLOOR
51.8 SQ M / 557 SQ FT

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



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