







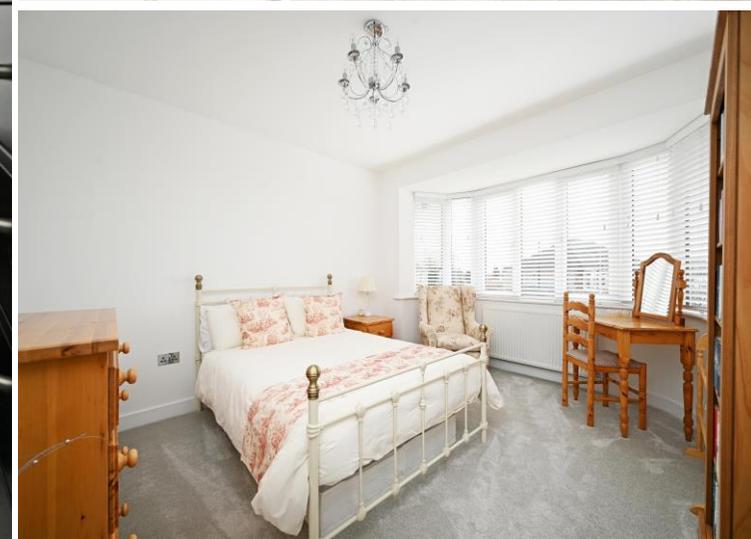
## 120 Norton Park View

Norton • Sheffield • S8 8GU

Guide Price £495,000 - £520,000

A stunning family home featuring a two-storey side extension and single-storey rear extension, thoughtfully designed to create a fabulous modern and flexible living space filled with natural light. This beautifully presented property offers four bedrooms, two contemporary bathrooms, and a fabulous open-plan dining kitchen with a high-spec Karl Benz kitchen and bi-fold doors overlooking a landscaped garden. The home benefits from underfloor heating throughout the ground floor and bathrooms, a driveway for two vehicles, and an integral garage. At the rear, the property overlooks Graves Park, offering a peaceful and scenic backdrop. Inside, a light and airy entrance hallway sets the tone for the property. The homely lounge is decorated in fresh neutral tones with carpet underfoot and made-to-measure blinds in the bay window. At the rear, a fabulous open-plan flexible space with bi-fold doors seamlessly connects to the landscaped garden. The impressive Karl Benz kitchen features a sleek design, integrated appliances, a separate utility space with WC, and side access to the garden. Upstairs, the property offers three spacious double bedrooms and a fourth smaller room, ideal as a study. The main bedroom features a fitted wardrobe and a stylish en-suite shower room with lovely views over Graves Park and the garden. A contemporary family bathroom, fully tiled with a shower cubicle and underfloor heating, serves the remaining bedrooms. The first-floor landing includes a storage cupboard housing the water tank, and the front double bedroom provides access to a boarded loft space with Velux windows, offering potential to extend living space further, subject to planning consent. Externally, the driveway provides parking for two vehicles and leads to the integral garage, offering potential for further development if desired. At the rear, a stunning landscaped private and enclosed garden backs onto Graves Park, featuring a stone terrace, lovely lawn, and planted borders with established shrubs, creating a tranquil and beautiful outdoor space. Norton Park View is a highly sought-after area in S8, offering excellent access to local amenities, highly regarded schools, and transport links. The proximity to Graves Park provides a perfect combination of green space and community, ideal for family living.





- Stunning Detached Home in Norton
- 2 Storey Side & Single Storey Rear Extension
- Open Dining Kitchen with Bi Fold Doors
- Karl Benz Fitted Kitchen with Appliances
- Beautiful Modern Interior & Neutral Decor

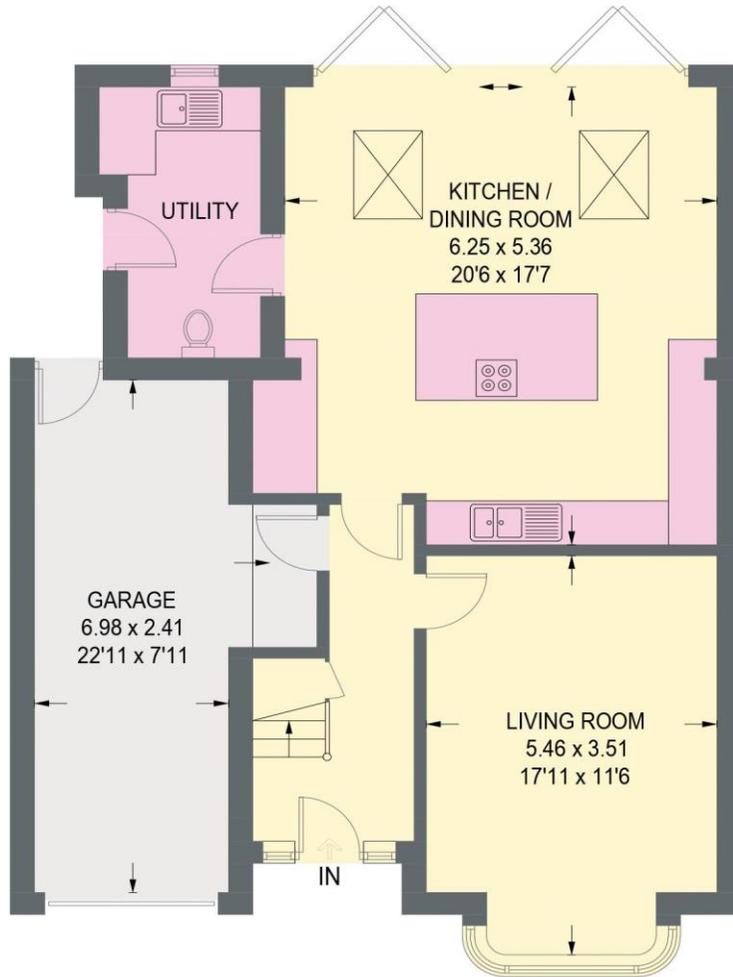
- 4 Bedrooms, Bathroom & Ensuite
- Private Landscaped Rear Garden
- Driveway & Integral Garage
- Freehold
- Council Tax Band D, EPC Rating C



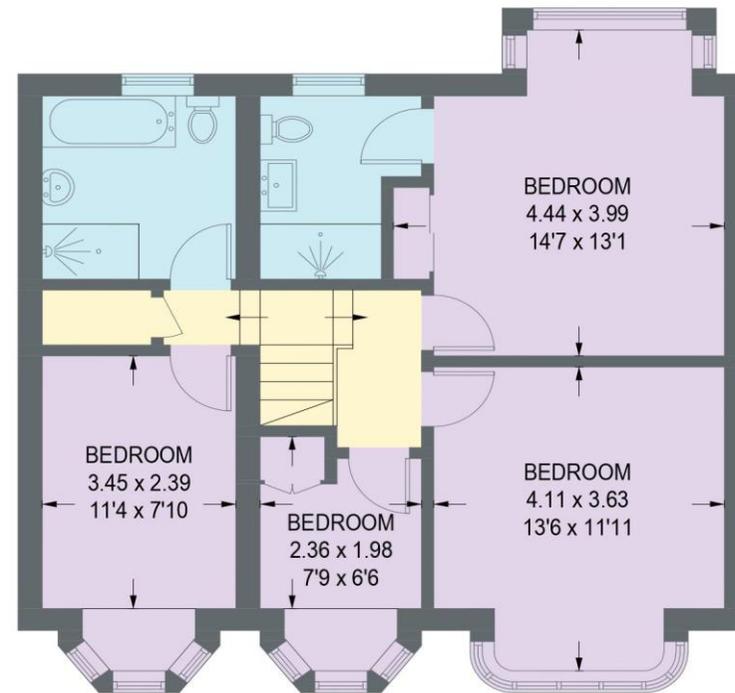


# 120 NORTON PARK VIEW

APPROXIMATE GROSS INTERNAL AREA = 152.6 SQ M / 1643 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**89.9 SQ M / 968 SQ FT**



**FIRST FLOOR**  
**62.7 SQ M / 675 SQ FT**

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



**haus**

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868