







48 Greystones Close

Sheffield • South Yorkshire • S11 7JU

Asking Price £475,000

Occupying a desirable position on Greystones Close, Sheffield, this beautifully presented modern family home offers light, airy and versatile accommodation arranged over three levels. Offering excellent scope and potential to extend or further develop, the property is ideally suited to family life and benefits from off-street parking for two vehicles, an EV charger, garage and a fully enclosed private rear garden. The property opens into a welcoming and light hallway, where clever storage has been thoughtfully utilised beneath the stairs, including a pull-out shoe drawer and coat storage. To the front is a cosy and homely living room, beautifully presented with neutral décor and carpet, complemented by bespoke storage within the alcoves and additional shelving. To the rear is a superb open-plan family dining kitchen, providing an ideal space for everyday family life and entertaining. The dining area features bi-fold doors opening directly onto the garden, creating a wonderful connection between the house and outdoor space. The kitchen is fitted with stylish gloss wall and base units, attractive worktops and a range of integrated appliances. A breakfast bar with a curved edge provides space for informal seating and further enhances this sociable family space. To the first floor are two good-sized double bedrooms, both beautifully presented and enjoying stunning far-reaching views to the rear. There is also a fully tiled family bathroom fitted with a three-piece white suite, bath and chrome heated towel rail. At the end of the first-floor landing is a particularly useful nook, ideal for use as a dressing table or study area, with a generous front-facing window providing plenty of natural light. Stairs rise to the second floor, where there are two further double bedrooms, both beautifully presented in soft pastel tones with neutral carpeting. The rear-facing bedroom enjoys fabulous far-reaching views. Also on this level is a fully tiled shower room, providing an additional practical facility for family living. Externally, the property benefits from off-street parking for two vehicles, an EV charging point and garage. The garage also provides useful utility space, with plumbing and provision for a washing machine. To the rear is a fully enclosed and private family-friendly garden, featuring a generous decked terrace directly adjoining the house, creating an excellent space for outdoor dining and entertaining. Steps lead down to a lawn, bordered by fencing and colourful established planted borders, providing an attractive and private setting. Greystones Close is a popular residential location in Sheffield, offering a pleasant setting for family living with convenient access to a range of local amenities, schools, transport links and the wider city. The property occupies a desirable position within this established residential setting and combines generous accommodation with attractive outdoor space and excellent potential for the future.



WELCOME TO THE
DEATH STAR CANTEN
LUNCH MENU

SALAD MICHIOSE
WITH TOMATO, CUCUMBER, AND RED ONION

COBBLE SALAD
WITH CHICKEN, POTATOES, AND CHEESE

CHICKEN CASSEROLE
WITH POTATOES AND CHEESE

SAUSAGE, EGG AND CHIPS
WITH TOMATO KETCHUP AND SPRIGS OF PARSLEY

SPAGHETTI CARBONARA
WITH PANCETTA AND PARMESAN

PENNE ALL'ARRABBIATA
WITH GARLIC, RED PEPPER, AND BALSAMIC VINEGAR

PLEASE BE AWARE: FOOD MAY BE HOT AND TRIPPERY

DEATH STAR MEAL DEAL
TWO COURSE MEAL: STARTER, MAIN COURSE, AND DRINK FOR £12.50

THANK YOU FOR VISITING! WE HOPE YOU ENJOYED YOUR MEAL!



- Attractive Semi Detached Family Home
- 4 Double Bedrooms & 2 Bathroom
- Potential to Extend / Develop
- Superb Open Plan Dining Kitchen
- Modern Light & Airy Interior

- Popular Residential Location in S7
- Private Enclosed Rear Garden
- Driveway, EV Charger & Garage
- Tenure TBC
- Council Tax Band D, EPC Rating C



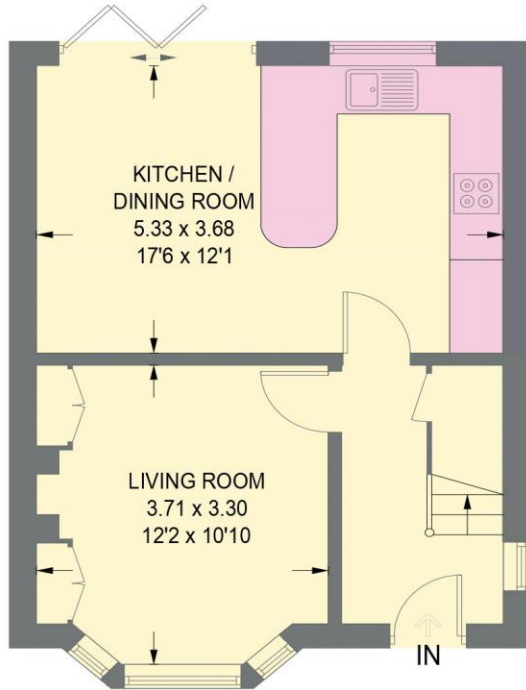


48 GREYSTONES CLOSE

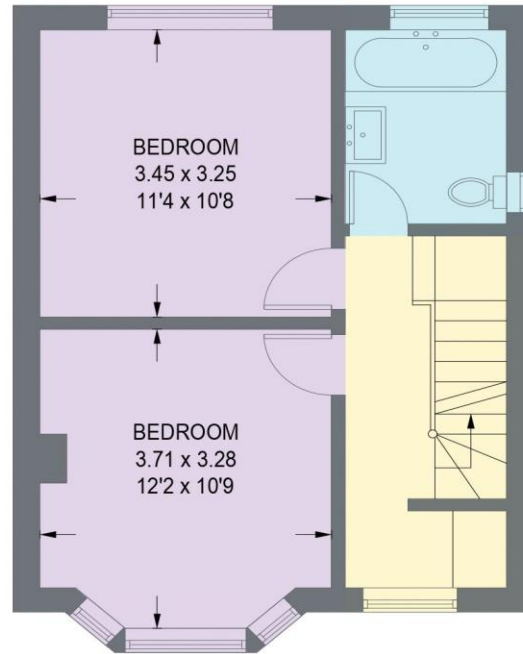
APPROXIMATE GROSS INTERNAL AREA = 105.1 SQ M / 1131 SQ FT

GARAGE = 16.0 SQ M / 172 SQ FT

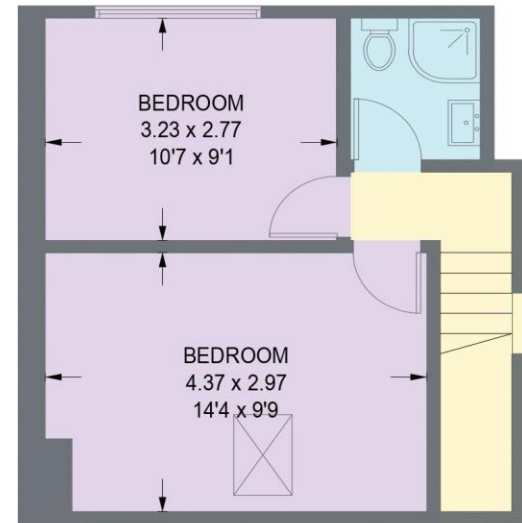
TOTAL = 121.1 SQ M / 1303 SQ FT



GROUND FLOOR
37.3 SQ M / 401 SQ FT



FIRST FLOOR
36.8 SQ M / 396 SQ FT



SECOND FLOOR
31.0 SQ M / 334 SQ FT

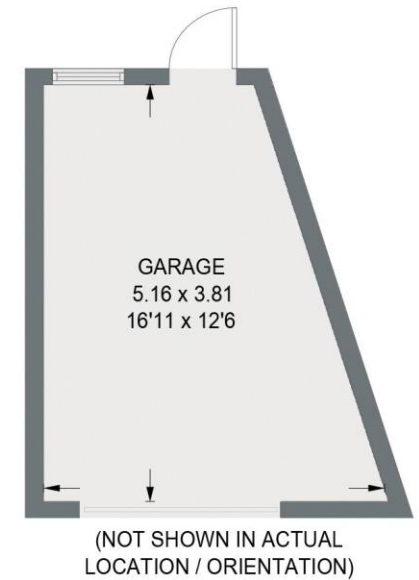


Illustration for identification purposes only,
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868