



Ketton Avenue, Norton Less
Sheffield

Offers in the Region of
£600,000

Property Type: Detached Bungalow

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 1

Tenure: Freehold

Council Tax Band: F

An exceptional opportunity to acquire a beautifully presented and thoughtfully adapted four-bedroom detached family home, nestled in the sought-after Norton Lees area of Sheffield. This property offers versatile and spacious living accommodation, meticulously designed for accessibility and multi-generational living, boasting a superb garden with a conservatory, a single garage, and a large driveway. Property ref RB0377.

- Detached Dormer bungalow
- Three bath/shower rooms
- Beautiful light filled property
- Carefully designed for a wheelchair user
- Parking for multiple vehicles
- Meersbrook and Graves park a short walk away
- Generous accessible garden
- Ideal for three generation living
- Must be viewed to be appreciated
- Property ref RB0377



An exceptional opportunity to acquire a beautifully presented and thoughtfully adapted four-bedroom detached family home, nestled in the sought-after Norton Lees area of Sheffield. This property offers versatile and spacious living accommodation, meticulously designed for accessibility and multi-generational living, boasting a superb garden with a conservatory, a single garage, and a large driveway.

Upon entering, you are greeted by a bright and welcoming hallway that leads to a generously sized reception room, offering ample space for both relaxation and entertaining. The ground floor layout comprises three comfortable bedrooms, one of which benefits from a convenient en-suite facility. The home has been carefully adapted for wheelchair users, with features including a wet room and hoist access directly from one of the bedrooms, demonstrating a meticulous attention to accessibility throughout.

The well-appointed kitchen serves as the heart of the home, leading to a practical utility area and an additional shower room, adding to the property's functionality. The ground floor seamlessly connects to a spacious conservatory, providing an additional light-filled living area with charming views of the garden.

Ascending to the first floor, you will find a further spacious bedroom, complemented by a walk-in wardrobe and a generous family bathroom. This design allows for flexible arrangements, catering perfectly to three-generation living or the potential for two separate, independent living spaces.

Externally, the property truly shines with its large garden, featuring a delightful patio area, perfect for outdoor dining and social gatherings. The expansive garden offers plenty of space for recreation and enjoyment. To the front, a driveway provides off-road parking and leads to a single garage, offering secure parking and additional storage solutions.

Located in the desirable Norton Lees area, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area offers convenient transport links, making it well-connected to Sheffield city centre and surrounding areas.

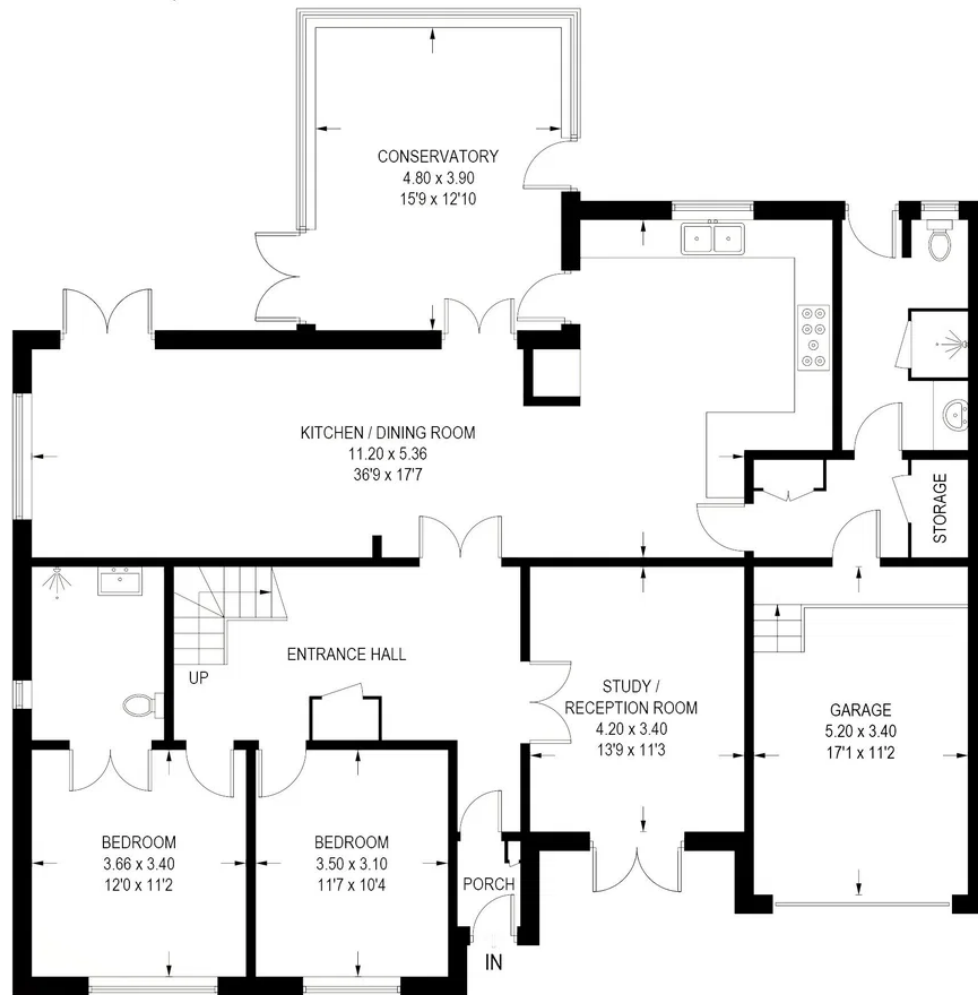
This unique property combines modern comforts with exceptional accessibility and really must be viewed to be appreciated. Property ref RB0377.



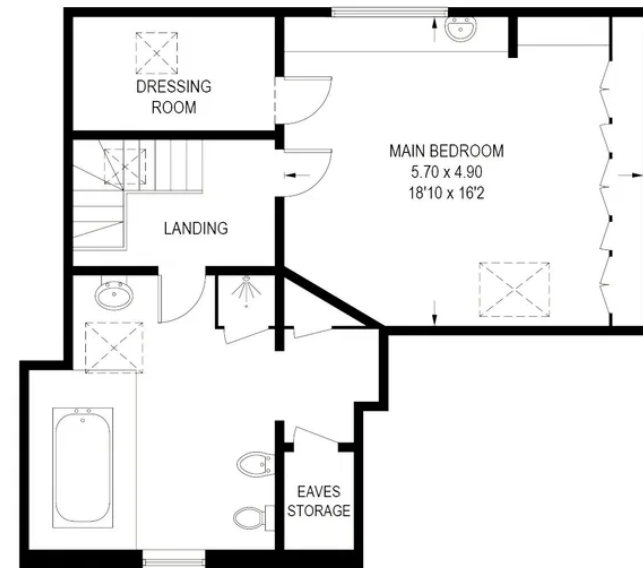


13 KETTON AVENUE

APPROXIMATE GROSS INTERNAL AREA = 230.7 SQ M / 2483 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
168.1 SQ M / 1809 SQ FT



FIRST FLOOR
62.6 SQ M / 674 SQ FT

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