



98 Thorpe House Rise, Sheffield, S8 9NP



98 Thorpe House Rise

Guide Price

£300,000

GUIDE PRICE £300,000 to £325,000

Three bedroom semi-detached, family sized home in the very heart of Norton Lees. This outstanding and well located property sits within this highly sought after suburb, benefitting from excellent local amenities including nearby Graves Park & Meersbrook Park.

This deceptively spacious home is presented to a high standard throughout and occupies a generous plot, featuring a double driveway, extended kitchen area and a beautifully maintained rear garden. A particular highlight is the brilliant and bright brick-built detached outbuilding to the rear, a highly versatile space that could serve as a guest bedroom, hobby room, home gym or even a cinema room, complete with power and offering fantastic flexibility for modern living and entertaining.

The property briefly comprises: entrance via side access into an inner hallway leading to the main living room and staircase to the first floor. The lounge is a great size, flooded with natural light from a large bay front window and featuring a charming fireplace with surround. A doorway leads through to the impressive kitchen/diner, offering an excellent open-plan family and entertaining space with French doors opening directly onto the garden, creating a bright and sociable hub of the home.

To the first floor, the landing provides access to two double bedrooms, a single bedroom, and the family bathroom. The master bedroom is positioned to the front of the property, also benefitting from a bay window and ample space for wardrobes. Bedroom two overlooks the attractive rear garden, while bedroom three is located to the front.

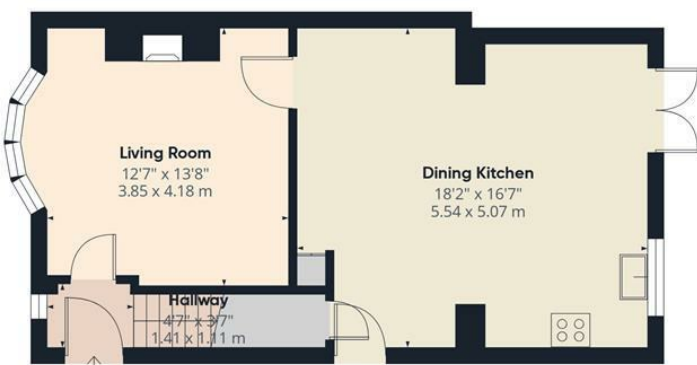
Externally, the rear garden is a real feature, offering two patio seating areas, a generous lawn, and the standout detached outbuilding positioned at the rear, ideal for a wide range of uses and benefitting from power. To the front, the property benefits from a double driveway providing ample off-road parking, along with side access to the rear garden.



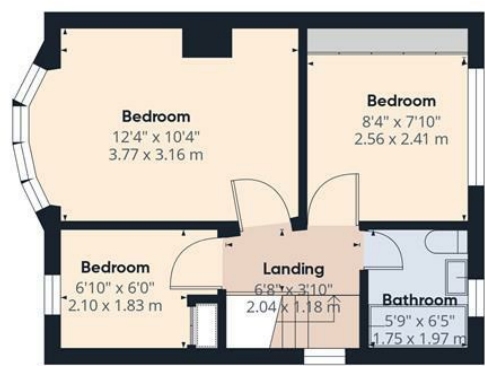
- Stunning three bedroom semi-detached home in the heart of Norton Lees, close to Graves Park
- Generous plot with double driveway providing off-road parking
- Bright lounge with bay window and feature fireplace
- EXTENDED Open-plan kitchen/diner with French doors to the garden
- Three well-proportioned bedrooms, including bay-fronted master
- Modern family bathroom
- Beautiful rear garden with patio seating areas and lawn
- Bright brick-built detached outbuilding with power, ideal as guest room, gym, hobby or cinema room



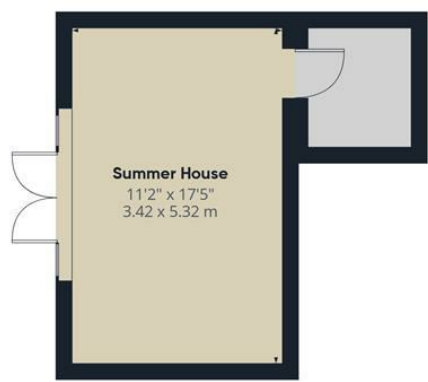




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1064 ft²
98.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

