



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

105 Norton Lane, Norton, Sheffield, S8 8GX

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£550,000

Nestled in the sought-after area of Norton Lane, this stunning detached home offers an exceptional living experience for families and individuals alike. Boasting five spacious bedrooms, this property provides ample room for relaxation and privacy. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

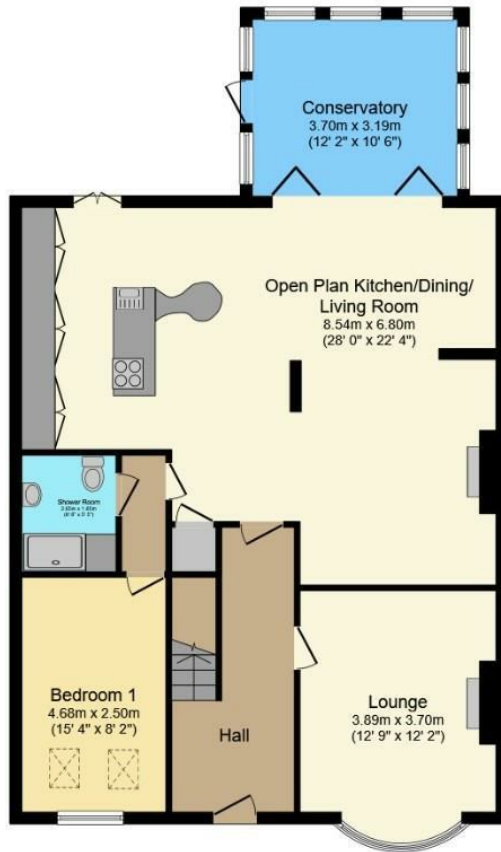
At the heart of the home is the impressive, fully open-plan modern kitchen, thoughtfully designed to create a stylish and sociable living environment. This contemporary space seamlessly incorporates a generous dining area and a comfortable living room, making it perfect for family life and entertaining guests. The layout enhances the natural flow of the home while maintaining a bright and airy atmosphere throughout. Bifold doors open beautifully into the conservatory, creating an additional versatile reception space and allowing natural light to flood in — ideal for relaxing, hosting gatherings, or enjoying views of the garden.

To the front of the property, there is a separate cosy living room, offering a more private and intimate setting — perfect for quiet evenings or a peaceful retreat away from the main living areas.

Throughout the property, you will find a contemporary finish that reflects a stylish and modern lifestyle. The attention to detail and quality of fixtures and fittings truly set this home apart.

Situated in a popular location, this property is close to local amenities, well-regarded schools, and parks, making it an ideal choice for families looking to settle in a vibrant community. With its generous living space and modern features, this five-bedroom house on Norton Lane is a fantastic opportunity for those seeking a comfortable and stylish home in Sheffield. Don't miss the chance to make this exceptional property your own.

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### Ground Floor

Floor area 106.5 sq.m. (1,146 sq.ft.)

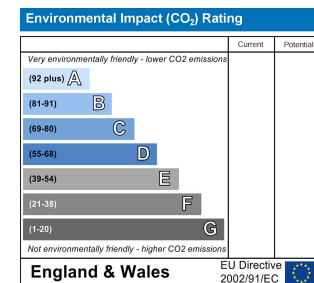
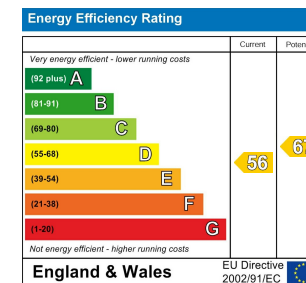


### First Floor

Floor area 69.4 sq.m. (748 sq.ft.)

Total floor area: 175.9 sq.m. (1,894 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is long Leasehold with a term of 800 years from 1936 at a ground rent of £\*\* per annum.

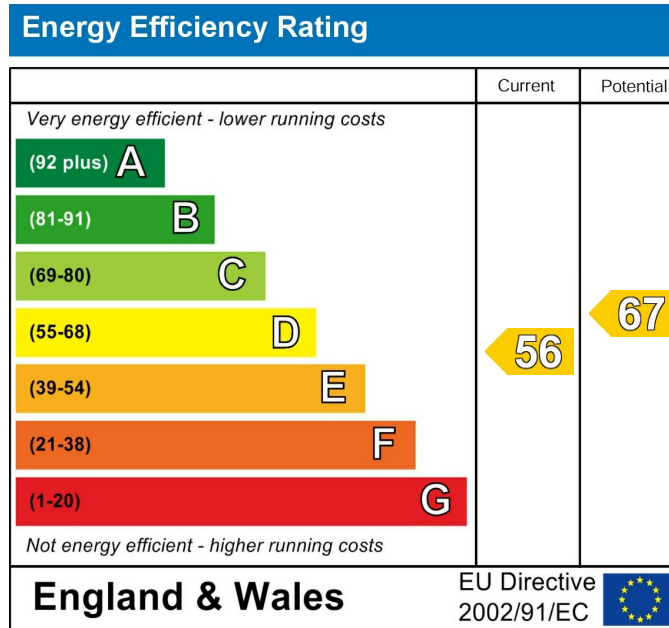
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**  
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**Anti Money Laundering**  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









