







64 Warminster Crescent

Sheffield • South Yorkshire • S8 9NW

Guide Price £290,000 - £310,000

Situated on the ever-popular Warminster Crescent in the sought-after Norton Lees area of Sheffield, this extended semi-detached home offers deceptively spacious and highly versatile accommodation, occupying an enviable generous plot with wraparound gardens, off-street parking, and exciting potential for further extension or development (subject to the necessary consents). Offered to the market freehold with no onward chain, the property presents a fantastic opportunity for buyers seeking a spacious family home with scope to modernise and grow into over time. A front porch opens into a generous entrance hallway with useful cloakroom storage, setting the tone for the excellent proportions throughout. The heart of the home is the impressive open-plan living space, designed with flexibility and family living in mind. To the front, the living room enjoys a bay window overlooking the front garden with a lovely degree of privacy, alongside a feature fireplace, before flowing seamlessly through into a spacious dining area to the rear. This expansive reception space offers superb versatility for both everyday living and entertaining. Further accommodation to the ground floor includes useful understairs storage and a fitted kitchen featuring integrated oven, grill and electric hob, breakfast bar seating, views over the garden, and space and plumbing for additional appliances. To the first floor, there are two generous double bedrooms, both benefiting from full-length sliding fitted wardrobes, while the third bedroom is a front-facing single room complete with built-in office furniture, making it ideal as a child's bedroom, nursery or home office. There is also access to the loft space via integrated ladders, with lighting and partial boarding providing excellent additional storage. Externally, the property continues to impress. A driveway provides off-street parking, while the front garden offers an attractive outlook and additional privacy. The substantial wraparound rear and side gardens create a wonderfully spacious and private outdoor environment, filled with a gorgeous variety of established planting, mature trees and patio seating areas. A lower section of the garden includes a greenhouse and further outdoor storage, while the overall plot offers clear potential for future development or extension if desired. Warminster Crescent is a popular residential location within Norton Lees, well regarded by families for its friendly community feel, excellent local amenities and convenient access to nearby green spaces. Graves Park and local recreational facilities are within easy reach, while a range of shops, cafés and well-regarded schools serve the surrounding area. The property is also well placed for transport links into Sheffield city centre and to the wider road network, making it an ideal setting for families and commuters alike. Combining generous living space, impressive outdoor areas and exciting future potential, this is a superb opportunity to create a long-term family home in a sought-after part of Sheffield.





- 3 Bedroom Extended Semi-Detached House
- Offering Fabulous Potential
- Great Flexible Family Home
- Spacious Open Plan Living Area
- Popular Location in Norton Lees
- Extensive Rear Garden
- Driveway & Garage
- No Onward Chain
- Freehold
- Council Tax Band B, EPC Rating C

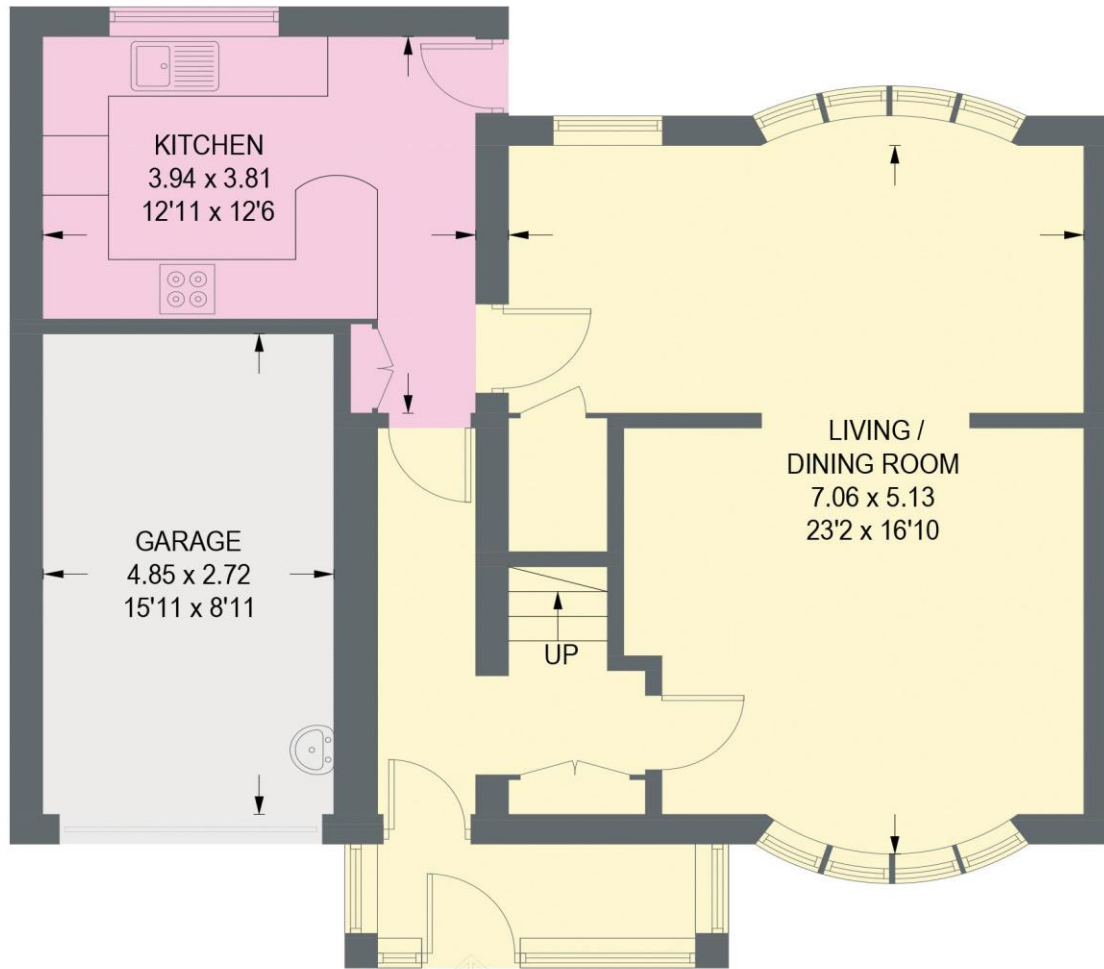


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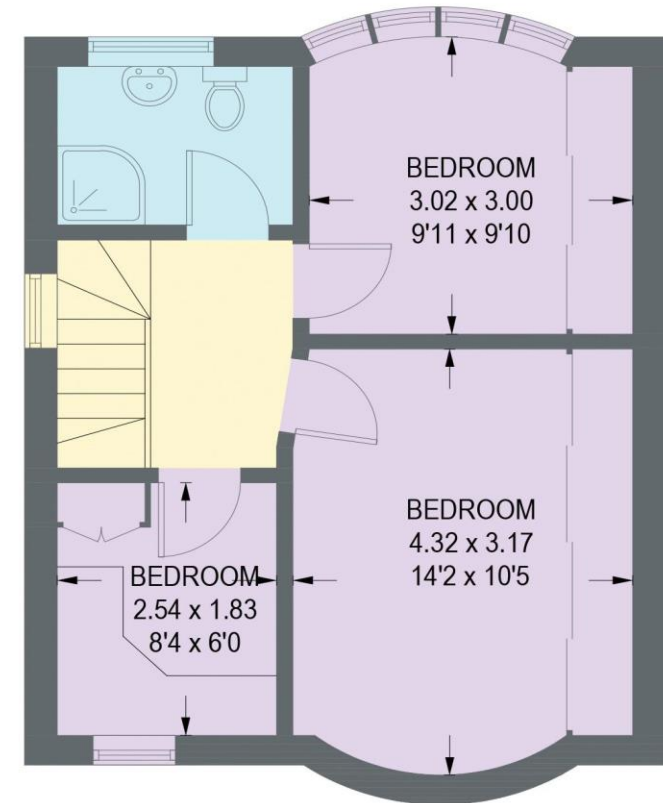
APPROXIMATE GROSS INTERNAL AREA = 94.9 SQ M / 1022 SQ FT

GARAGE = 12.9 SQ M / 139 SQ FT

TOTAL = 107.8 SQ M / 1161 SQ FT



GROUND FLOOR
58.4 SQ M / 629 SQ FT



FIRST FLOOR
36.5 SQ M / 393 SQ FT

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



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