



Mersey Way, Norfolk Park,
Sheffield, S2 3DN



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OIRO £310,000

- Vacant Possession & NO CHAIN
- Three-Bedroom House
- Quiet Cul-De-Sac position
- Built in 2020
- En Suite Shower Room
- Driveway for 2 Cars
- Freehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to present to the market this three-bedroom family home, located within a highly sought-after development in the popular area of Norfolk Park. Built just six years ago and positioned on a quiet cul-de-sac, this modern property offers well-presented and spacious accommodation throughout and is ideally suited to professional couples and growing families alike.

The property benefits from a private driveway providing off-road parking for two cars, together with an EV charging point. With no chain and vacant possession.

*Some photographs have been virtually staged for marketing purposes. The furniture and furnishings shown in those images have been digitally added and are not present at the property or included in the sale.

Upon entering the property, the hallway leads into the spacious lounge, providing a comfortable reception space for relaxing and everyday family life. The lounge also benefits from a useful under-stair storage cupboard. The lounge leads through to the impressive open-plan kitchen and dining room, which forms the heart of the home. The modern kitchen is fitted with a range of contemporary units and provides an excellent space for both everyday family life and entertaining. The kitchen also benefits from a range of integrated appliances, all of which are included within the sale, comprising fridge freezer, electric oven, hob, washing machine and dishwasher. Patio doors lead directly out to the private rear garden, creating a pleasant connection between the indoor and outdoor living spaces.



From the kitchen, a door provides access to the large downstairs WC, which is fitted with a WC and wash hand basin.

To the first floor, there are two well-proportioned double bedrooms, along with a third single bedroom which is currently utilised as a walk-in wardrobe, offering excellent flexibility depending on the requirements of the new owner. The spacious master bedroom benefits from a modern en-suite shower room, providing additional privacy and convenience. The first-floor landing also benefits from a useful storage cupboard. The main family bathroom is fitted with a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a private rear garden, ideal for relaxing, entertaining or family use, together with a private driveway providing parking for two vehicles and an EV charging point.

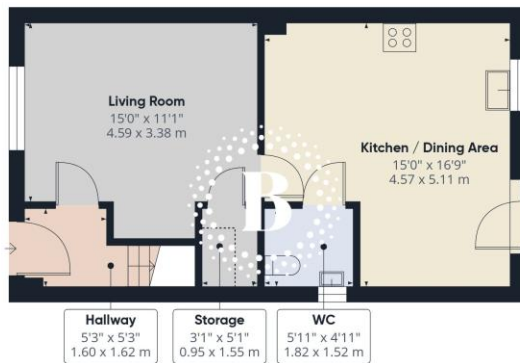
Positioned at the top of the development within a quiet cul-de-sac, the property enjoys a peaceful and private setting whilst remaining conveniently located for the amenities and attractions of Norfolk Park and Sheffield city centre.

Norfolk Park is an extremely popular residential area, offering a variety of local shops, amenities and schools for all ages. The property is within walking distance of Sheffield city centre and is also close to the green open spaces of Norfolk Heritage Park.

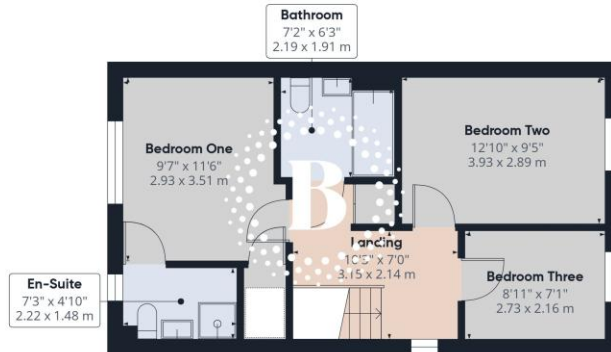
Excellent transport links are available, including the Sheffield Supertram network, regular bus routes and Sheffield Train Station, making this an ideal location for commuters and those looking to enjoy easy access to the city centre and surrounding areas.

Additional Information: The owners are required to pay an annual Grounds Maintenance charge of £240, payable at £60 per quarter, towards the general maintenance of the development.

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Floor 0



Floor 1



Approximate total area⁽¹⁾

959 ft²
89.1 m²

Reduced headroom

5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

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

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Belvoir

Belvoir Sheffield

0114 252 5215

enquiries@belvoir.co.uk