



Mersey Way, Norfolk Park,
Sheffield, S2 3DN



Offers in excess of £310,000

- Stunning Three Bedroom Home
- Built in 2020
- En-Suite Shower Room
- Immaculately Presented
- Cul-De-Sac position
- Driveway for two cars
- Freehold
- EPC rating B

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to present to the market this stunning three-bedroom family home, located within a highly sought-after development in the popular area of Norfolk Park, built just six years ago. Beautifully presented throughout, the property offers modern living with high-quality finishes and is perfectly suited to professional couples and growing families alike.

The accommodation briefly comprises a welcoming entrance hallway leading to a beautifully designed open-plan dining kitchen, fitted with contemporary units and integrated appliances including a dishwasher, washing machine, oven, hob and extractor. Patio doors open onto the rear garden, creating an ideal space for entertaining and everyday family living.

The immaculately presented living room features stylish panelled walls and benefits from a useful under-stairs storage cupboard. Completing the ground floor is a generously sized W.C. with wash basin, offering additional convenience.



To the first floor, the property offers three well-proportioned double bedrooms. The spacious master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished to a high standard.

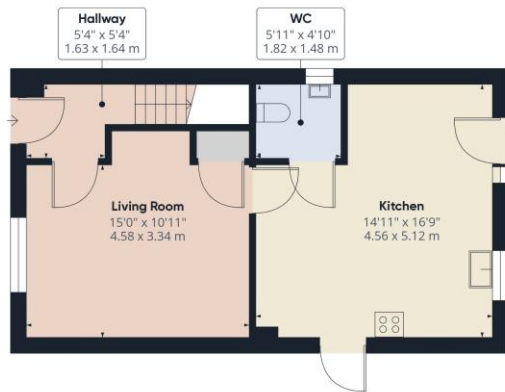
Externally, the property enjoys a beautifully landscaped rear garden, perfect for relaxing or entertaining, and boasts impressive views across the city. To the front, there is a private driveway providing off-road parking for two vehicles. Positioned at the top of the estate within a quiet cul-de-sac, the home offers a peaceful and private setting.

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 sits close to the green open spaces of Norfolk Heritage Park. Excellent transport links are also available, including the Sheffield Supertram network, regular bus routes and Sheffield Train Station, making this an ideal location for commuters.

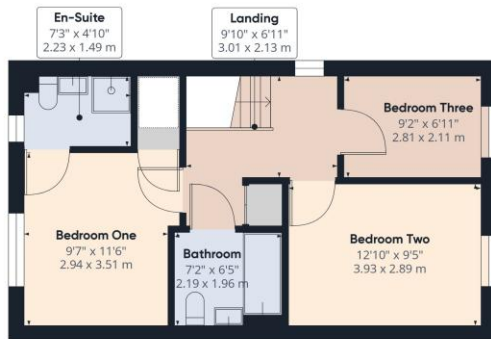
Owners must pay an annual Grounds Maintenance charge of £240 (payable £60 per quarter) for the general maintenance of the estate.

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



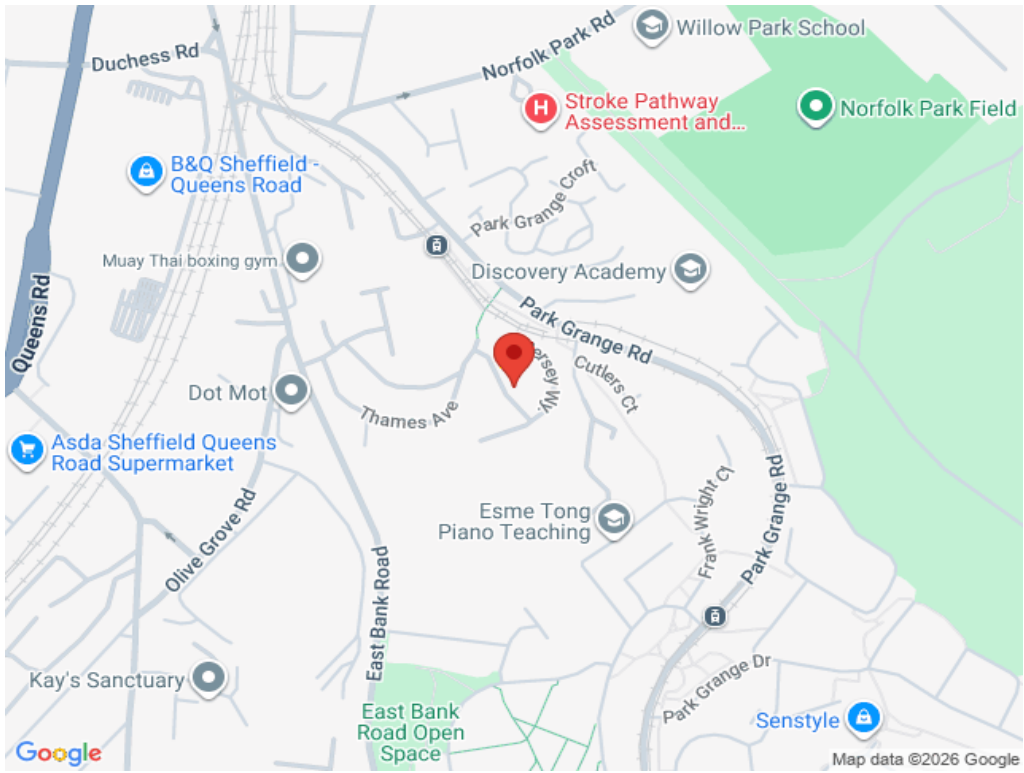
Floor 1

Approximate total area⁽¹⁾
966.81 ft²
89.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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