



# 43, Norfolk Road

Sheffield, S2 2SW

## Description

GUIDE PRICE £700,000-£750,000.

Norfolk Road is an exclusive location just a stones throw from Norfolk Heritage Park. Occupying a generous plot and presenting four double bedrooms, the principal bedroom benefitting from an en-suite bathroom and dressing room, and Bedroom Two also benefitting from its own en-suite, the property provides ample accommodation in line with the reception rooms on the ground floor.

With the kitchen having a separate utility and WC, and opening up on the conservatory, it is a delightful space to spend time entertaining guests and in the sunnier months of the year, an excellent space for entertain, as the generous, private garden allows for children to play safely and adults to unwind and relax!

Additions to this property are well regarded, and the single detached garage, erected in 2024 with full planning permission and all utilities provides extra storage as well as housing a sink with hot and cold water, and electric; perfect for those who may want to install a car charger. To the rear of the garage is a further external



- Four double-bedroom semi-detached home in a prime location
- Master bedroom, benefitting from fitted wardrobes, an en-suite and dressing room
- Family bathroom, two en-suites and two downstairs WC
- Three reception rooms of generous proportions
- Low maintenance private gardens
- Large cellar with potential for conversion subject to Planning Permission
- Off road parking for 5-6 cars, as well as a detached garage, complete with all utilities
- Council tax band: D. EPC rating: D
- Walking distance to the train and bus stations, as well as Sheffield City Centre



electricity point, making garden maintenance a doddle!

Location wise, Norfolk Road is within walking distance of the train station and bus station, making travel outside of the city simplistic and stress free. Sheffield City Centre offers an abundance of cafes, restaurants and bars and the properties proximity to Sheaf Valley Park and Norfolk Heritage Park make this property an enviable choice.

Call ELR today on 0114 268 3388 to book your viewing!

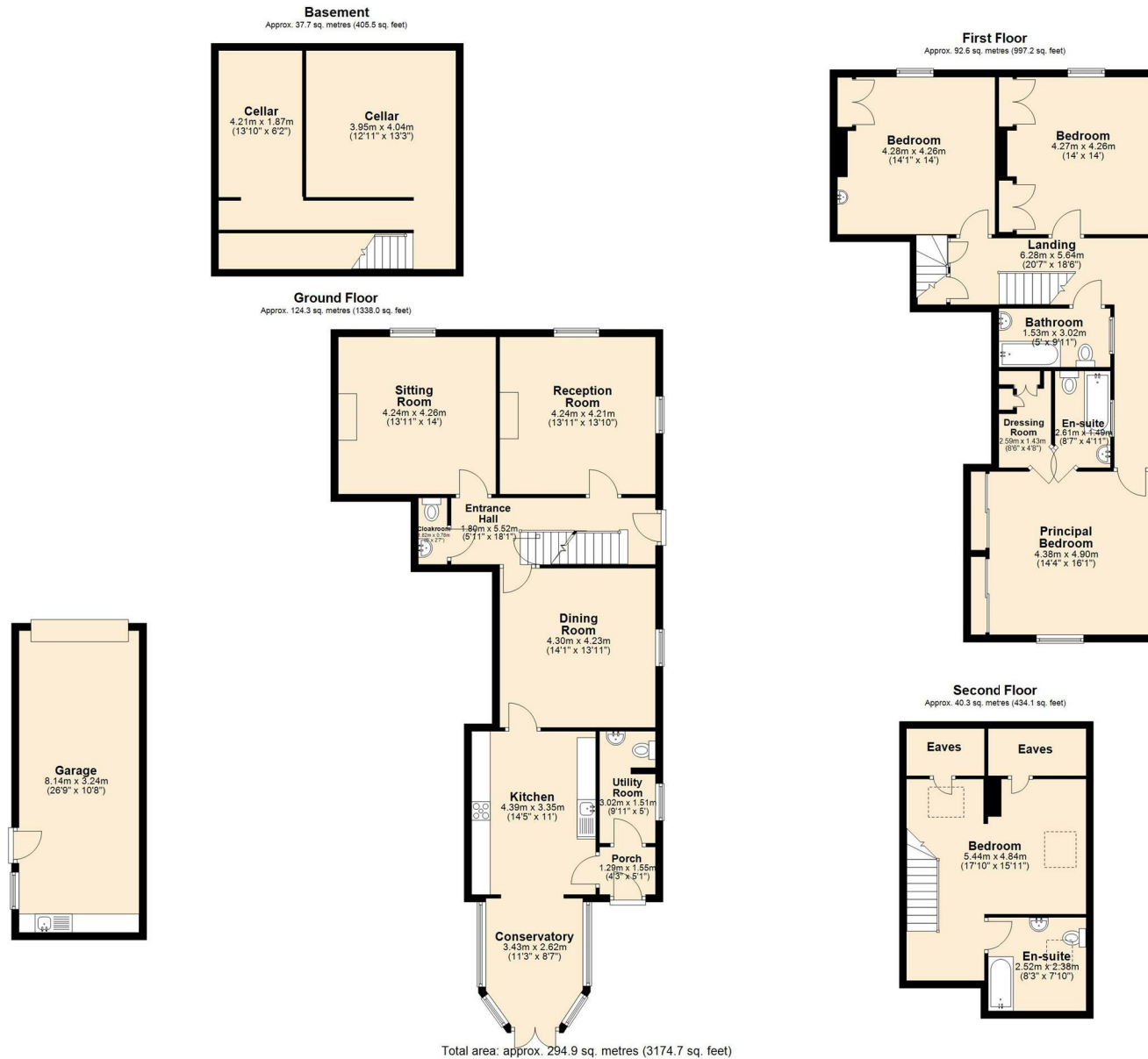
#### IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

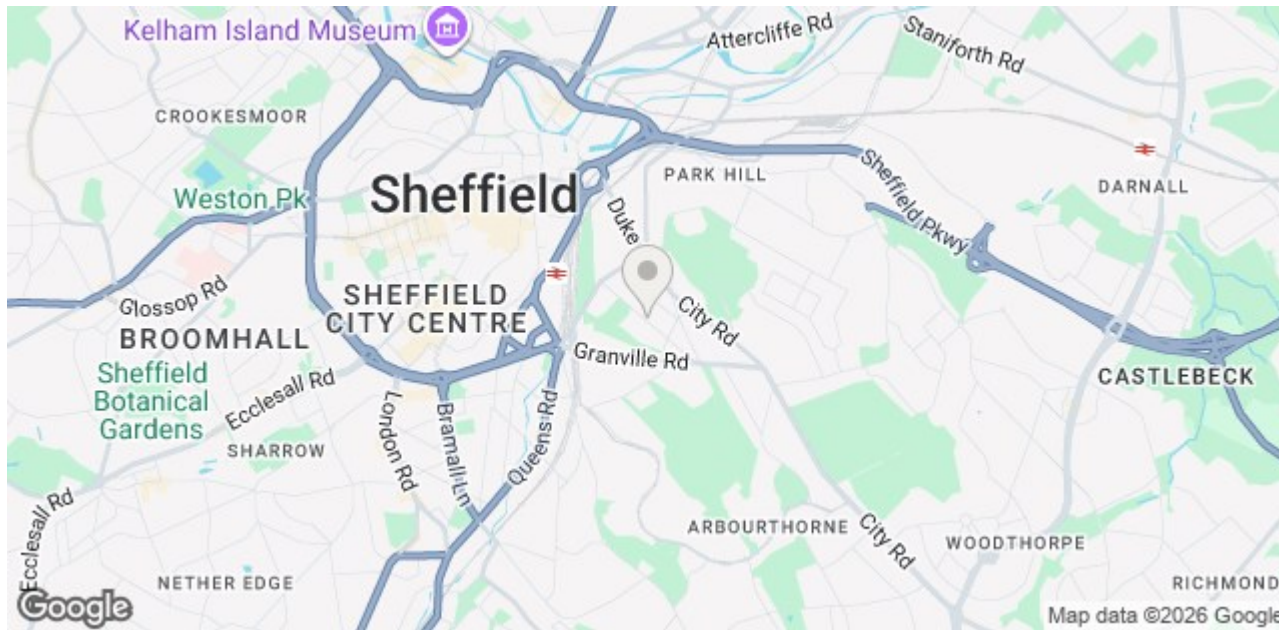








Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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