



25 Norton Park Drive, Sheffield, S8 8GP

Saxton Mee

25 Norton Park Drive

£500,000

This truly outstanding four bedrooms and two bathroomed 1930's semi detached house stands on a large plot with a beautiful rear garden within this highly sought after residential locality on a tree lined road.

Perfect for a family the thoughtfully planned accommodation was considerably extended to the side in 2014 and also to the rear creating a superb master bedroom with en-suite and exceptional living/dining kitchen/family room.

Standing within easy reach of a host of local amenities including reputable schooling, the ring road and St James Retail Park, the property offers gas fired central heating, uPVC double glazing and briefly comprises: reception hall, downstairs cloakroom/WC, living room with Minster style fireplace and bay window, twin doors through to the dining area again with feature fireplace. This opens through to the impressive 'L' shaped kitchen/family room which has an extensive range of fitted units along with a French door to the rear garden patio. Excellent utility/laundry room with personnel door to the garage.

First floor landing , outstanding master bedroom with spacious en-suite bathroom, two good size further double bedrooms, fourth bedroom currently used as an office and ideal for anyone working from home, impressive family bathroom fitted around 2021.

Gated block paved drive and ample parking. Stunning rear garden being beautifully proportioned which is undoubtedly an important attribute of this superb property and extending considerably in depth and initially comprising of a broad patio/entertaining terrace ideal for al fresco dining with level lawn beyond, well stocked beds and borders, hedging, pergola and greenhouse.



- Outstanding semi detached 1930's house
- Considerably extended to the side and rear
- Beautiful large rear garden with south westerly aspect
- Sought after locality with tree lined road
- Attractively presented and nicely appointed accommodation
- Perfect family home
- Excellent range of local amenities nearby including St.James Retail Park
- Gas central heating, uPVC double glazing and alarm
- Vacant possession, no upward chain
- EPC: C Tenure: Freehold Council Tax Band:C







Floor 0



Floor 1



Approximate total area⁽¹⁾
1566 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

