



12 Norton Park Avenue, Sheffield, S8 8GL

Saxton Mee

12 Norton Park Avenue

Price Guide

£475,000

GUIDE PRICE £475,000 - £485,000

This exciting FOUR BEDROOMED 1930's stone fronted semi detached house is enviably located within this highly desirable residential area occupying a favoured corner plot.

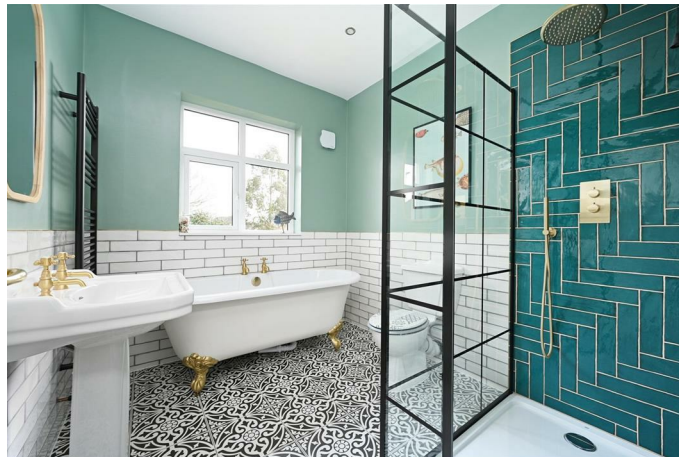
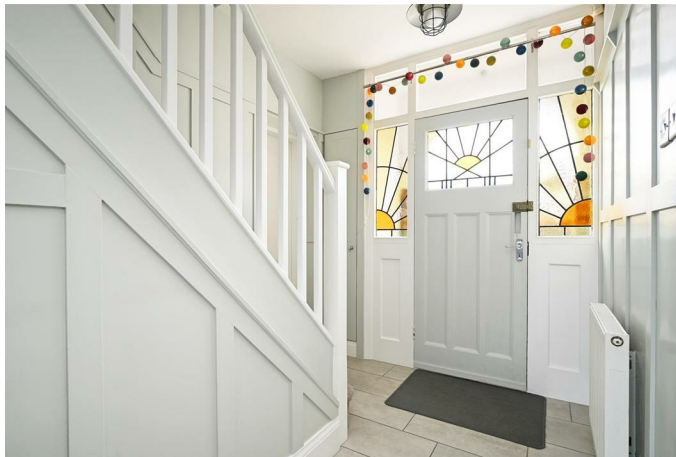
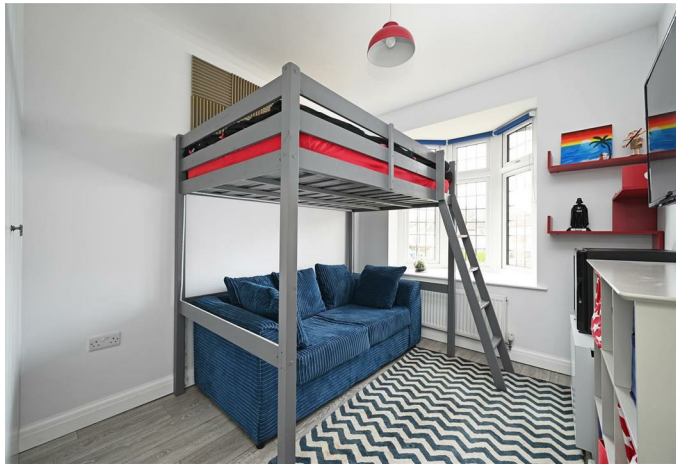
Standing only a few hundred yards from Graves Park and within close proximity of St.James Retail Park and local schooling, the property is a perfect home for a family offering four good size bedrooms, two bathrooms and three reception rooms. Having been extended in 2016/17 with a new Ideal combination boiler at the same time and superb fitted kitchen, the property has also recently had the addition of a new family bathroom in 2025.

Reception hall with an appealing feature being the original stained leaded glass window, bay windowed living room which has had the original stained leaded glass transoms encapsulated within the uPVC double glazed windows hence retaining the style and character of the original property. Study/snug again with bay window and useful understairs store cupboard, impressive open plan dining kitchen/family room having an extensive range of built in units and integrated appliances along with French doors to the garden. Inner lobby, downstairs cloakroom/WC, first floor landing, master bedroom again with bay window and excellent en-suite shower room, double bedroom two with built in wardrobe cupboards, luxurious family bathroom with a roll top bath and separate walk in shower, two further good size bedrooms both with built in wardrobes with these two rooms forming part of the extension to the side.

Outside. block paved driveway leads in providing ample off road parking and access to the single detached concrete sectional garage with an up and over door. Mainly lawned front garden with gated path to the private rear garden which has an Indian stone flagged entertaining terrace/patio with the garden beyond set down primarily to lawn. The pizza oven will be included in the sale.

- Four Bedrooms and two bathrooms
- Impressive open plan kitchen/dining room with stylish kitchen
- Living room and separate snug/study
- Master bedroom with en-suite shower room
- Luxurious family bathroom
- Detached garage and off road parking
- Favoured corner position in a sought after residential location
- Leasehold
- EPC: C
- Council Tax Band:



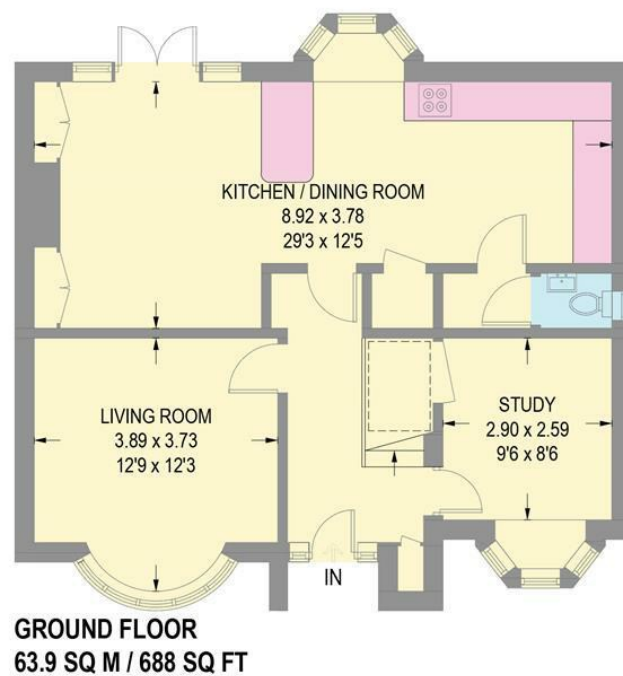


12 NORTON PARK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 127.2 SQ M / 1369 SQ FT

GARAGE = 14.0 SQ M / 151 SQ FT

TOTAL = 141.2 SQ M / 1520 SQ FT



= REDUCED HEADROOM BELOW 1.5M / 5'0

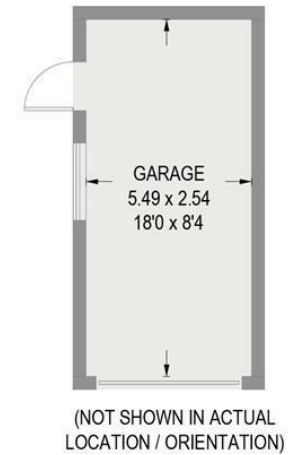
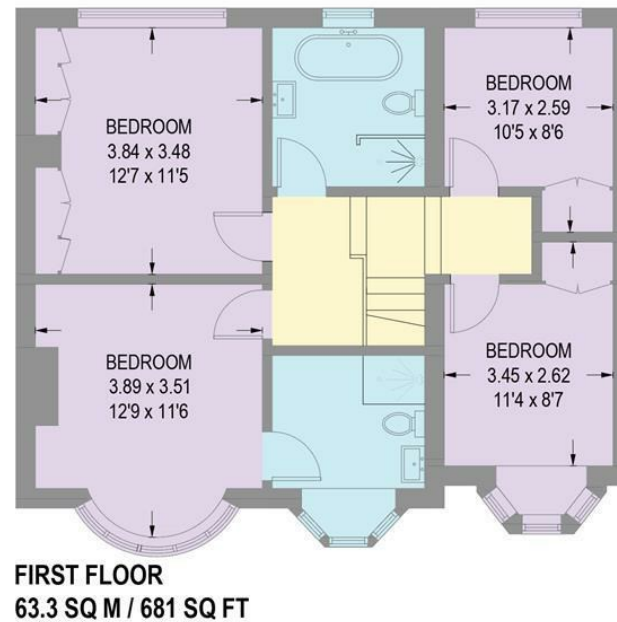


Illustration for identification purposes only,
measurements are approximate, not to scale.

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

