









## 3 Thorpe House Road

Meersbrook • Sheffield • S8 9NR

Guide Price £270,000 - £280,000

Attractive 3-bedroom semi-detached property, improved by recent owners to create a superb family home in walking distance of Meersbrook Park. Featuring generously proportioned living space, incorporating an impressive conservatory overlooking attractive, enclosed rear garden. Benefits from modern kitchen and bathroom, double glazing, combination gas central heating and driveway. A stylish bay fronted lounge is complemented by neutral décor, laminate floor, bespoke built in storage and media wall with focal feature fireplace. The recently refurbished kitchen is fitted with shaker style units paired with brass handles, white worktops, matching splashbacks and a range of integrated appliances. Steps descend to an impressive conservatory, filled with natural light and pleasant views overlooking the attractive, rear garden. Providing a flexible living space with side door access to a versatile outbuilding providing utility space and useful storage. The first floor comprises of 3 beautifully presented bedrooms, including 2 good sized double bedrooms with a crisp, freshly decorated main bedroom incorporating 2 built in wardrobes. The modern bathroom is equipped with 3-piece white suite, vanity handwash basin and overhead shower. Externally a hardstanding driveway creates off street parking for multiple vehicles. At the rear a superb, landscaped garden has been designed to offer decked patio seating area, outdoor home office, equipped with power, partial lawn and attractive planting. Thorpe House Rise is a popular road, close to local shops and amenities, reputable schools, nearby Meersbrook and Graves park, and recreational facilities, whilst offering access links to the motorway, city centre, train stations and the Peak District.









- Deceptively Spacious Semi Detached House
- 3 Beautifully Presented Bedrooms
- Impressive Conservatory
- Flexible Light & Airy Living Space
- Modern Kitchen & Bathroom
- Improved by Recent Owners
- Attractive Landscaped Garden & Patio
- Off Street parking for Multiple Vehicles
- Leasehold 1000 years 24/06/1933 £3.50
- Council Tax B, EPC Rating D



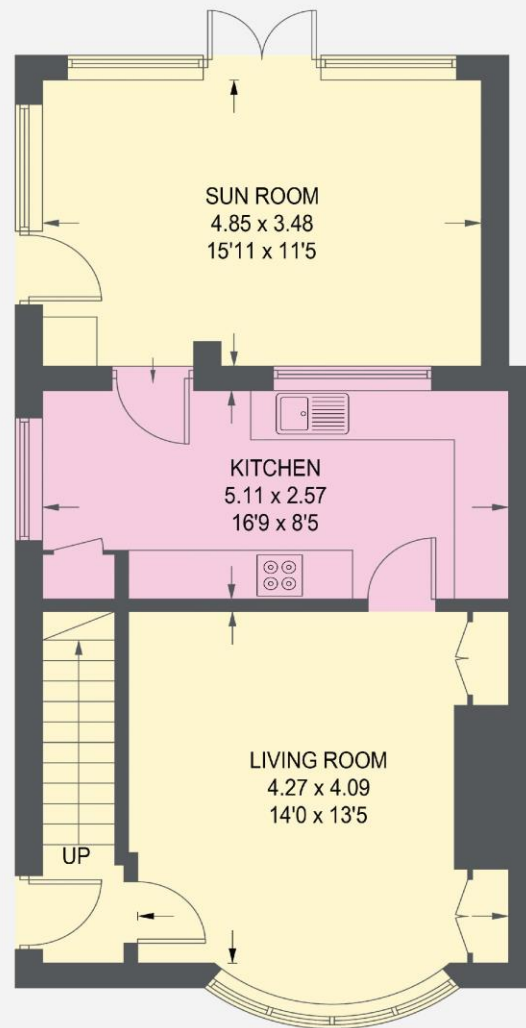




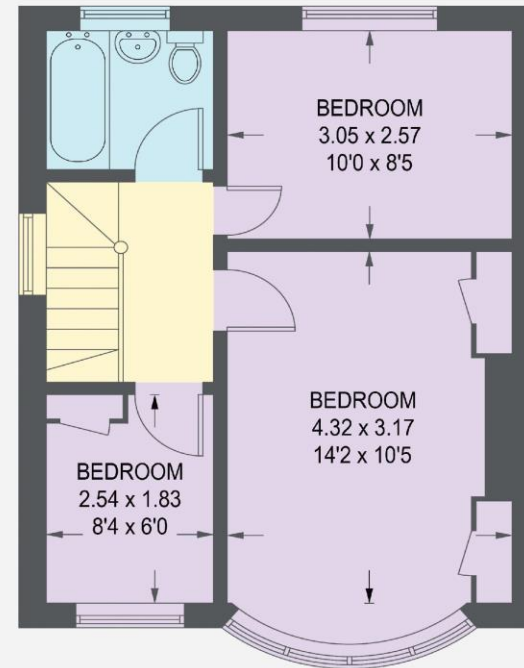


# 3 THORPE HOUSE ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.7 SQ M / 998 SQ FT



**GROUND FLOOR**  
**55.8 SQ M / 601 SQ FT**



**FIRST FLOOR**  
**36.9 SQ M / 397 SQ FT**

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





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