

## 117 Norton Lane

Norton • Sheffield • S8 8GX

Guide Price £395,000 - £410,000

Located on a treelined road in Norton, in walking distance of Graves Park is a 4/5 bedroom semi-detached property. A generously proportioned, beautifully presented family home which benefits from an extensive lawned garden, driveway, car port and detached garage. Features combination gas central heating and double glazing. Offers potential to extend subject to necessary consents. A fabulous stained-glass entrance and bright entrance hallway with views to the garden create a great first impression. There are 2 stylishly presented, flexible reception rooms. A bay fronted lounge with light and airy décor and contracting feature fireplace. Overlooking the garden with French doors providing direct access is a lovely dining room, filled with natural light, complemented by attractive wooden floor. The kitchen is fitted with a range of white shaker style units, contrasting worktops and tiled splashbacks including integrated oven and electric hob. Pleasant garden views with composite side door to the car port and generous under stairs storage. Bedrooms 1 overlooks the garden, incorporating ensuite WC and hand wash basin, also housing the combination boiler. Bedroom 2 is a bay fronted double bedroom with wall to wall built in storage. Bedroom 3 is a smaller single bedroom / home office. The bathroom is equipped with modern 3-piece white suite, overhead shower and glass screen. Bedroom 4 is located over the carport presented with neutral walls and laminate floor and features an adjoining occasional flexible room ideal for dressing area, home office or playroom. Externally a lawned front garden is bordered by established hedging and hard standing driveway with carport creates off street parking for multiple vehicles leading to a detached garage. At the rear an extensive lawn provides a safe, enclosed outdoor space, enhanced by mature planting. Norton Lane is a tree lined road located close to Graves park, Woodseats shopping parade with bars and restaurants, St James retail park, schools, public transport and excellent links to Sheffield city centre and the motorway network.







- 4/5 Bedroom Semi Detached Property
- Located on Treelined Road in Norton
- Walking Distance of Graves Park
- 2 Flexible Reception Rooms
- Offers Potential to Extend Subject to Consents
- Combination Boiler & Double Glazing
- Extensive Lawned Garden with Patio
- Driveway, Carport & Detached Garage
- Freehold
- Council Tax Band D, EPC Rating D







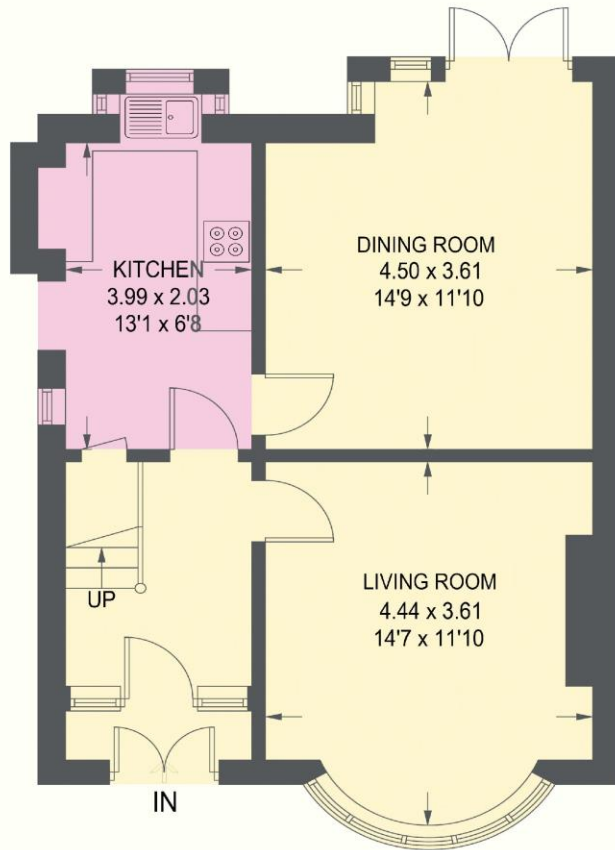


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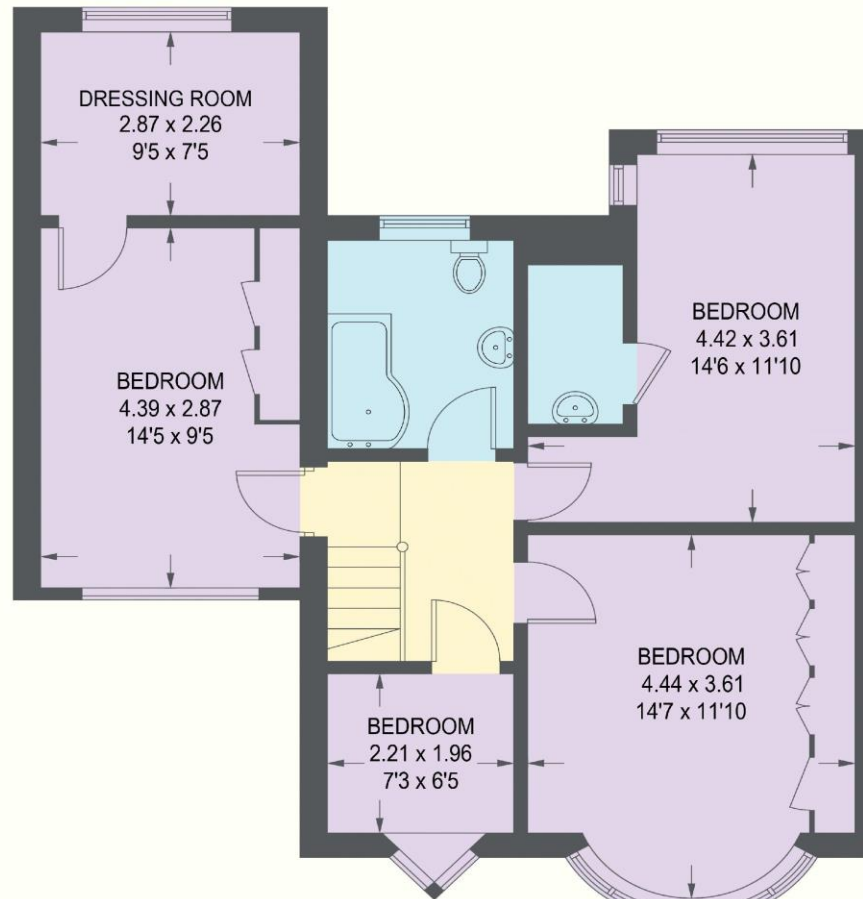
APPROXIMATE GROSS INTERNAL AREA = 114.9 SQ M / 1237 SQ FT

GARAGE = 18.3 SQ M / 197 SQ FT

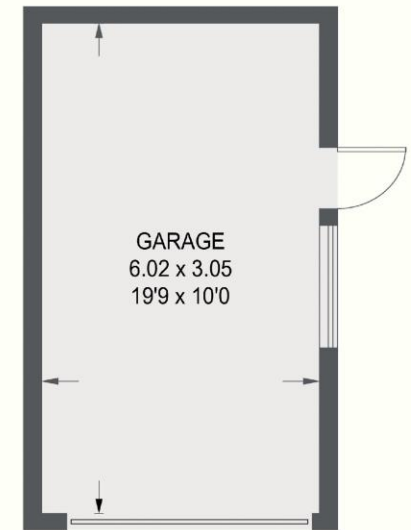
TOTAL = 133.2 SQ M / 1434 SQ FT



**GROUND FLOOR**  
48.3 SQ M / 520 SQ FT



**FIRST FLOOR**  
66.6 SQ M / 717 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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





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