







5 The Oakes, Oakes Park

Norton • Sheffield • S8 8BA

Guide Price £425,000 - £450,000

A fabulous, Grade II Listed, stone built, former stable, converted in the late 1980's to create a 3 double bedroom end terraced property overlooking Oakes Park, an historic park and conservation area surrounded by open fields. Beautifully presented and sympathetically restored retaining many original features. Offers bright and airy accommodation over 2 floors. The property enters through a stable door into a double height entrance hall complemented by original feature arch window and stone floor allowing a stream of natural light to flow through the property. There are 3 double bedrooms, all presented in modern tones, neutral carpet and wooden shutters. Both rear facing bedrooms are fitted with made to measure bespoke wardrobes and the master bedroom is complemented by a fabulous fully tiled ensuite shower room. The bathroom is equipped with modern suite, stylish tiling and anthracite column radiator. Stairs rise to the living space complemented by fabulous views and a bright, light filled space. The spacious dining kitchen taking full advantage of the park views is fitted with cream units and finished with contrasting solid wooden worktops. Complemented by wood effect tiled floor and Belfast sink. Integrated appliances include dishwasher and Diplomat Range cooker with space and plumbing for further appliances. A generous storage cupboard houses the Baxi combination boiler. Double doors lead to the adjoining lounge, which is dual aspect, featuring Velux roof windows, exposed beams, and a woodland aspect. To the front of the property is a forecourt enhanced by mature planting and hedging. There is space for one vehicle with further communal resident parking. A communal garden overlooks the lake and open woodland beyond. Located within Oakes Park conservation area, an historic park with surrounding open fields. Within close proximity of 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. Freehold Council Tax Band C, EPC Rating D





- Fabulous Barn Conversion within Oakes Park
- Grade II Listed Property
- 3 Double Bedrooms
- Original Features Sympathetically Restored
- Impressive Park Views

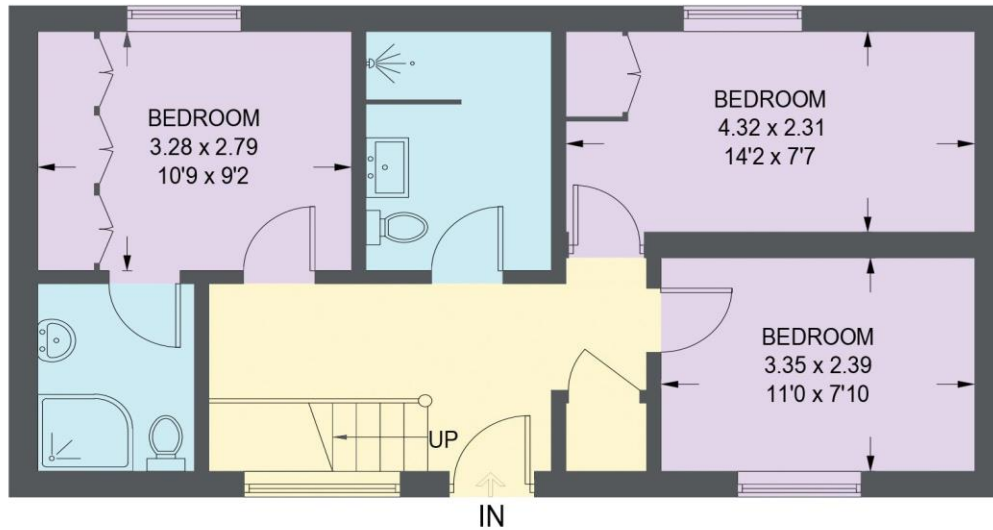
- Beautiful Lounge & Dining Kitchen
- Modern Bathroom & Master Ensuite
- Communal Garden & Parking
- Freehold
- Council Tax Band C, EPC Rating D





5 THE OAKES

APPROXIMATE GROSS INTERNAL AREA = 101.6 SQ M / 1094 SQ FT



GROUND FLOOR
50.9 SQ M / 548 SQ FT



FIRST FLOOR
50.7 SQ M / 546 SQ FT

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



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