







## 33 Norfolk Park Avenue

Norfolk Park • Sheffield • S2 2RA

Guide Price £285,000 - £300,000

Overlooking Norfolk Heritage Park, just a stones throw from the City Centre is an effectively extended 3 bedroom semi-detached family home. Nestled away between attractive front and rear gardens with stunning park views is a generously proportioned, versatile property which benefits from off street parking, driveway, combination gas central heating, double glazing, and period features. The property enters through an original tiled porch and stained-glass door into a welcoming hallway. A cosy bay fronted lounge with feature fireplace is presented in modern tones and carpet offering stunning woodland park views. The dining room is located between the lounge and open plan dining kitchen, offering a flexible living space which is dual aspect and offer pleasant views to front and rear. There are French doors and an abundance of natural light at the rear overlooking the generous rear garden. The kitchen is fitted with matte white wall and base units, complementary worktops and a range of integrated appliances including a Neff oven and electric hob, with space and plumbing for freestanding appliances. A separate utility room offers additional storage and WC. The first-floor landing provides access to the partially boarded loft space and is complemented by a feature-stained glass window. There are 3 good sized bedrooms, all incorporating built-in storage and pleasant views. The impressive modern bathroom is equipped with freestanding bath, double walk in shower and vanity hand wash basin. Externally, there is gated off-street parking and a garage adjoining a generous lawned rear garden and stone patio. To the front of the property is an attractive established garden with woodland and park backdrop. Norfolk Park Avenue ideally located beside Norfolk Heritage Victorian Park and is well placed for access into Sheffield city centre, the train station, access to the motorway, local schools, colleges and universities as well as recreational facilities, Meadowhall and the hospitals.



See you  
at the  
Beach





- Effectively Extended Semi-Detached Property
- Overlooking Norfolk Heritage Park
- 3 Bedrooms with Pleasant Views
- Spacious Flexible Accommodation
- Modern Bathroom
- Close to City Centre & Excellent Transport Links
- Stunning Front & Rear Gardens
- Driveway & Garage
- Freehold
- Council Tax Band C, EPC TBC

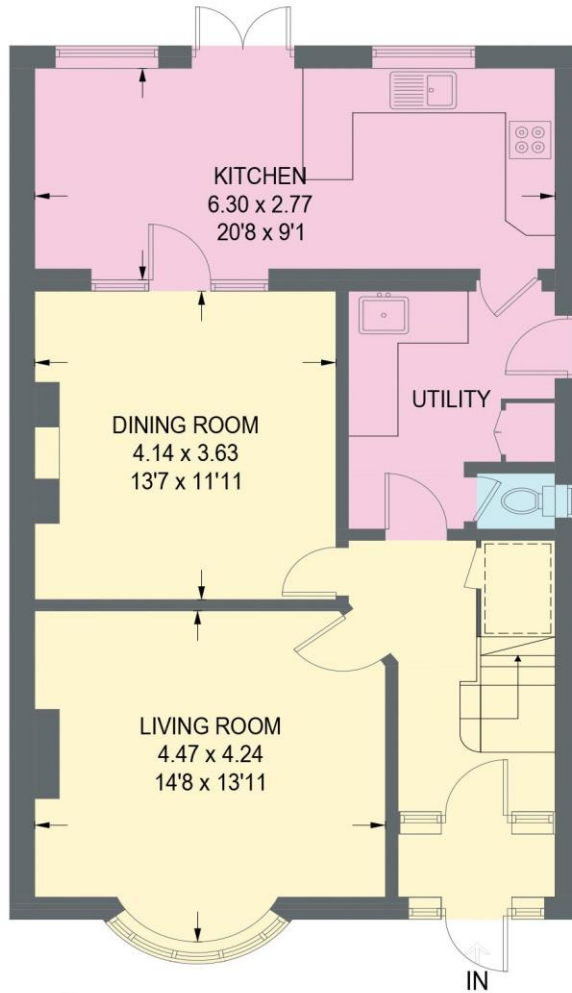


# 33 NORFOLK PARK AVENUE


APPROXIMATE GROSS INTERNAL AREA = 124.1 SQ M / 1336 SQ FT

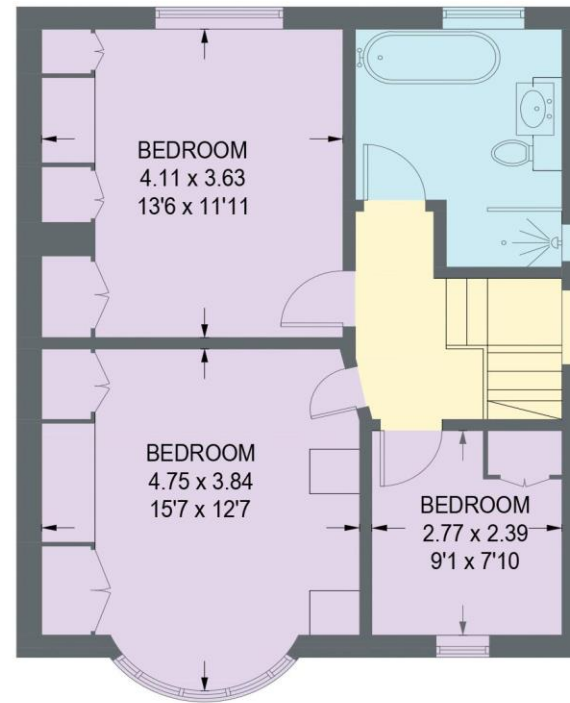
GARAGE = 11.5 SQ M / 124 SQ FT

TOTAL = 135.6 SQ M / 1460 SQ FT



**GROUND FLOOR**  
71.5 SQ M / 770 SQ FT

 = Reduced headroom below 1.5m / 5'0



**FIRST FLOOR**  
52.6 SQ M / 566 SQ FT

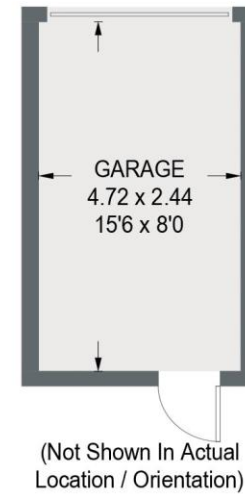


Illustration for identification purposes only,  
measurements are approximate, not to scale.



**haus**

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868