







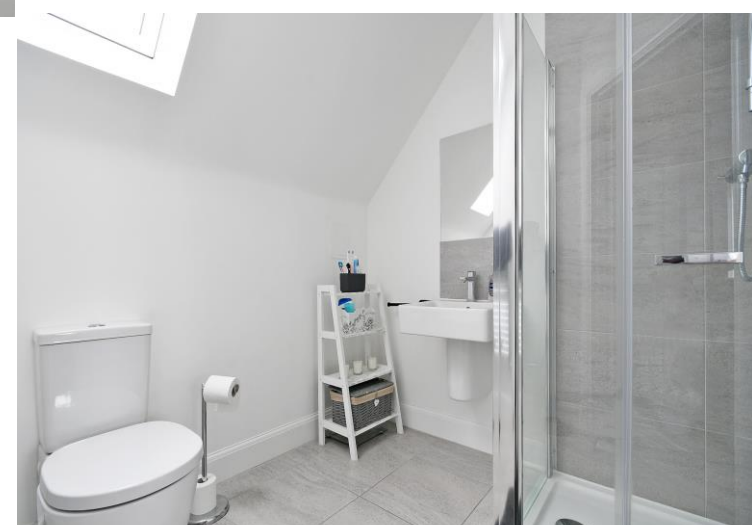
44 Colwick Way

Norton Lees • Sheffield • S8 8LT

Guide Price £320,000 to £330,000

Located on a popular newly built development in Norton Lees is a stunning 3-bedroom semi-detached property built in 2019, offering light and airy accommodation over 3 floors. Benefits from stylish décor, enclosed rear garden and detached garage with driveway. The ground floor comprises of a front facing lounge presented in neutral tones, grey carpets and made to measure vertical blinds with the benefit of a ground floor WC. To the rear overlooking the enclosed garden is a dining kitchen hosting grey gloss wall and base units, laminate worktops and glass splash backs with French doors offering access and a pleasant garden aspect. Integrated appliances include Zanussi oven, four ring gas hob, and dishwasher with space and plumbing for further appliances. The first floor offers 2 beautifully presented bedrooms, and a partially tiled family bathroom housing 3 piece white suite incorporating overhead rainfall shower, floating hand wash basin and WC. Stairs rise to the second floor featuring a fabulous dual aspect third bedroom incorporating mirrored sliding wardrobes and ensuite shower room. Externally a driveway and detached garage offer off street parking with enclosed rear garden predominantly laid to lawn enhanced by stone patio. Colwick Way is ideally placed for local shops and amenities including St James retail park, local schools, recreational facilities including Graves Park, public transport, and access links to the city centre, motorway, hospitals, universities, and the Peak District.





- Modern Semi-Detached House in S8
- 3 Bedrooms, & 2 Bathrooms
- Stylish Decor, Carpets & Blinds
- Dining Kitchen with French Doors
- Located on Popular Newly Built Development
- Arranged Over 3 Floors
- Detached Garage & Driveway
- Enclosed Rear Garden
- Freehold
- Council Tax Band C, EPC Rating B

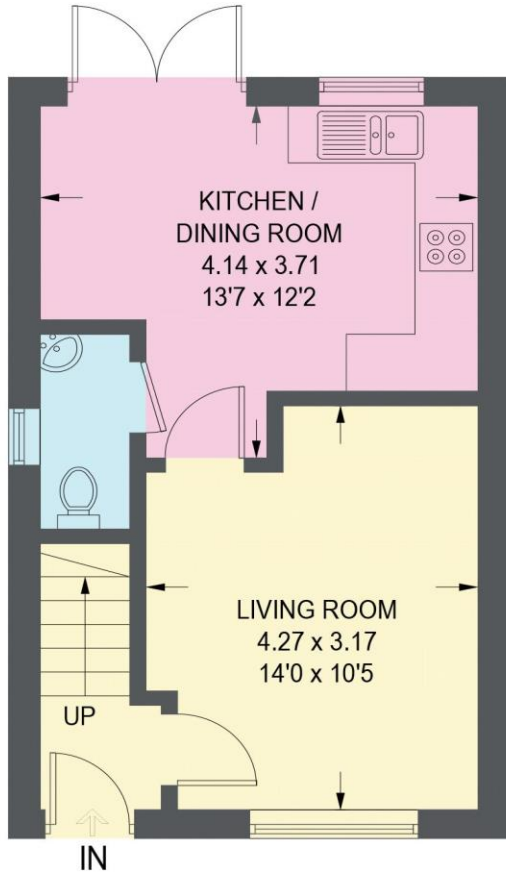


44 COLWICK WAY

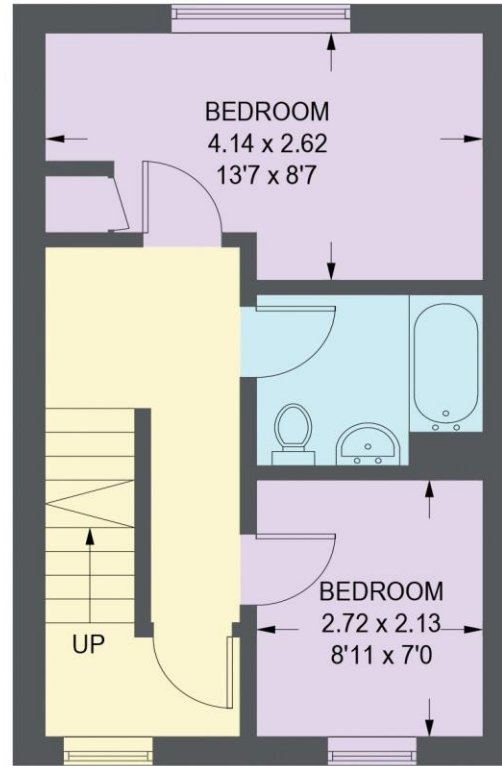
APPROXIMATE GROSS INTERNAL AREA = 84.6 SQ M / 910 SQ FT

GARAGE = 18.0 SQ M / 194 SQ FT

TOTAL = 102.6 SQ M / 1104 SQ FT



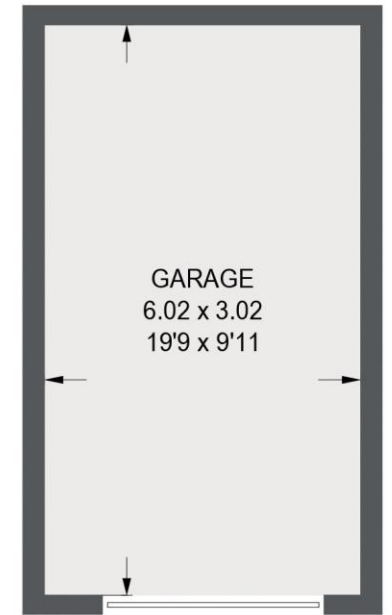
GROUND FLOOR
31.1 SQ M / 335 SQ FT



FIRST FLOOR
30.7 SQ M / 330 SQ FT



THIRD FLOOR
22.8 SQ M / 245 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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