







70 Thorpe House Road

Norton Lees • Sheffield • S8 9NT

Guide Price £270,000 - £280,000

A stunning, effectively extended 3-bedroom semi-detached house located in Norton Lees, in walking distance of Meersbrook Park. Stylishly presented throughout offering a fabulous open plan dining kitchen, cosy lounge and 3 beautifully presented bedrooms. Benefits from combination gas central heating, double glazing and superb potential to extend subject to necessary consents. Benefits from detached garage, off street parking and south facing rear garden. The ground floor comprises of a cosy bay fronted lounge centred around a focal feature fireplace, styled with a neutral palette. Overlooking the garden filled with natural light is a superb open plan dining kitchen. Spacious dining area incorporating fixed seating and utility space. The kitchen is fitted with shaker style units topped with varnished wooden worktops and contrasting white tiles. Integrated appliances include double oven, microwave and hob with space and plumbing for further appliances. The first-floor features 3 good sized bedrooms, 2 doubles and a smaller third bedroom, all stylishly presented with neutral carpet. The family bathroom is equipped with 3 piece modern white suite finished with matte black fittings and chevron tiling. Externally a hardstanding driveway creates off street parking leading to a detached garage. A generous, south facing garden featuring enclosed lawn with winding path complemented by established planting and hedges. 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.





- Effectively Extended Semi-Detached Family Home
- Walking Distance of Meersbrook Park
- 3 Beautifully Presented Bedrooms
- Fabulous Open Plan Dining Kitchen
- Cosy Bay Fronted Lounge & Feature Fireplace
- Stylishly Presented Throughout
- Generous South Facing Rear Garden
- Driveway & Detached Garage
- Leasehold £4.75 per year
- Council Tax Band B, EPC TBC



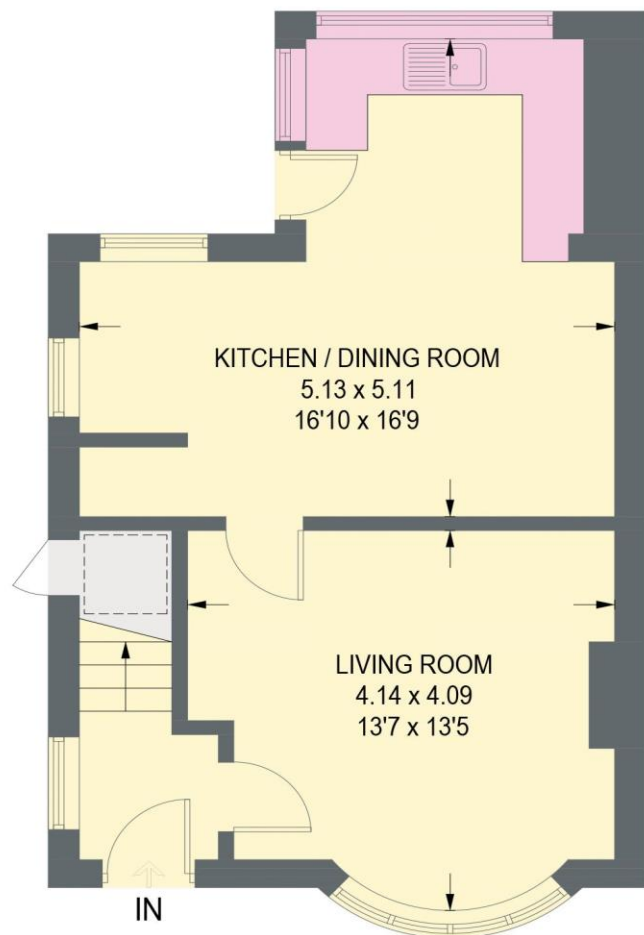


70 THORPE HOUSE ROAD


APPROXIMATE GROSS INTERNAL AREA = 75.5 SQ M / 812 SQ FT

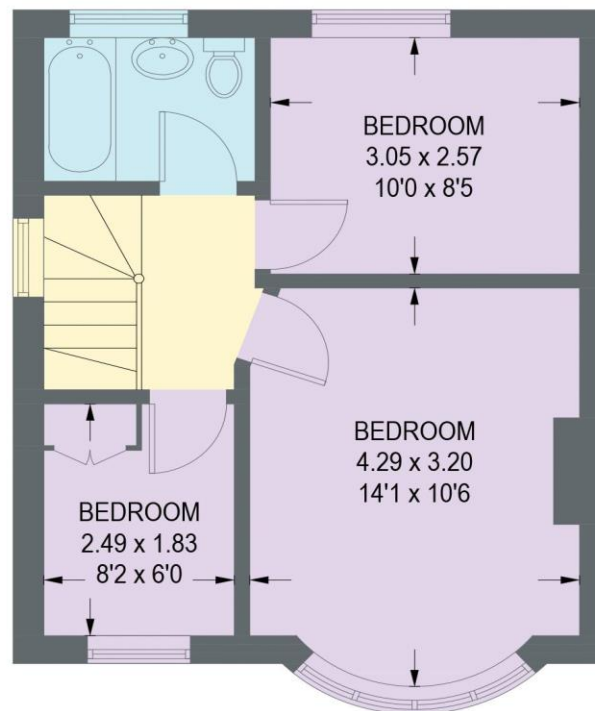
OUTBUILDING = 11.7 SQ M / 126 SQ FT

TOTAL = 87.2 SQ M / 938 SQ FT



GROUND FLOOR
41.1 SQ M / 442 SQ FT
(INCLUDING STORE)

 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
34.4 SQ M / 370 SQ FT

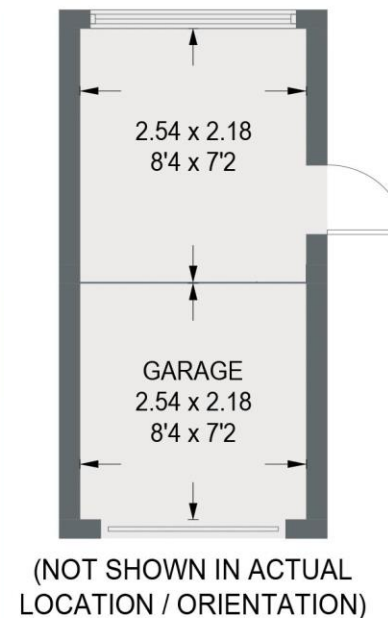


Illustration for identification purposes only,
measurements are approximate, not to scale.



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