





1 Ferry Meadows

Norton Lees • Sheffield • S8 8LY

£350,000

Stunning detached family home with an enviable corner location, on a highly sought-after new development in Norton Lees. Finished to a high standard with stylish décor, the property comprises of 3 bedrooms, 2 bathrooms, attractive dual aspect lounge, Symphony kitchen and dining area leading out onto an enclosed garden with decking and covered pergola. Benefits from 10 years NHBC from build in 2020, gas central heating, double glazing, driveway and garage. Freehold. The property opens into an entrance hall featuring generous under stairs storage and a separate WC. The lounge is dual aspect, light and airy complemented by neutral tones and made to measure blinds. The Symphony kitchen hosts a range of matte truffle wall and base units, complemented by wood effect worktops and LVT flooring. Integrated appliances include Zanussi double oven, gas hob and extractor, Indesit dishwasher and washing machine. The dining area features patio doors leading out onto the covered pergola. Stairs rise to the first-floor gallery landing with a large window to allow ample light and access to the loft space and cupboard housing the Potterton combination boiler. Bedroom 1 houses built in wardrobes and a fabulous ensuite shower room. Bedroom 2 is a front facing double bedroom with made to measure blinds and carpet. Bedroom 3 is side facing with built in wardrobe and storage. The family bathroom is stylish, partially tiled with a 3-piece white suite including double ended bath with chrome wall mounted taps, overhead shower and glass screen. Being a corner location the property benefits from a wraparound front garden with iron railings and a driveway leading to the garage. The enclosed rear garden is complemented by a covered pergola, creating a private area and landscaped lawn with fencing and rear access to the garage. Ferry Meadows 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.



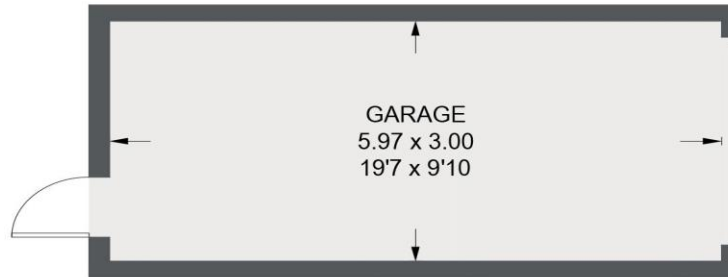
- Modern Brick Detached House
- 3 Bedrooms & 2 Bathrooms
- Symphony Kitchen with Integrated Appliances
- Excellent Location Opposite Graves Park
- Enclosed Rear Garden with Pergola
- Newly Built in 2020 with 10 year NHBC
- Combination Boiler & Double Glazing
- Driveway & Garage
- Freehold
- Council Tax Band D

1 FERRY MEADOWS

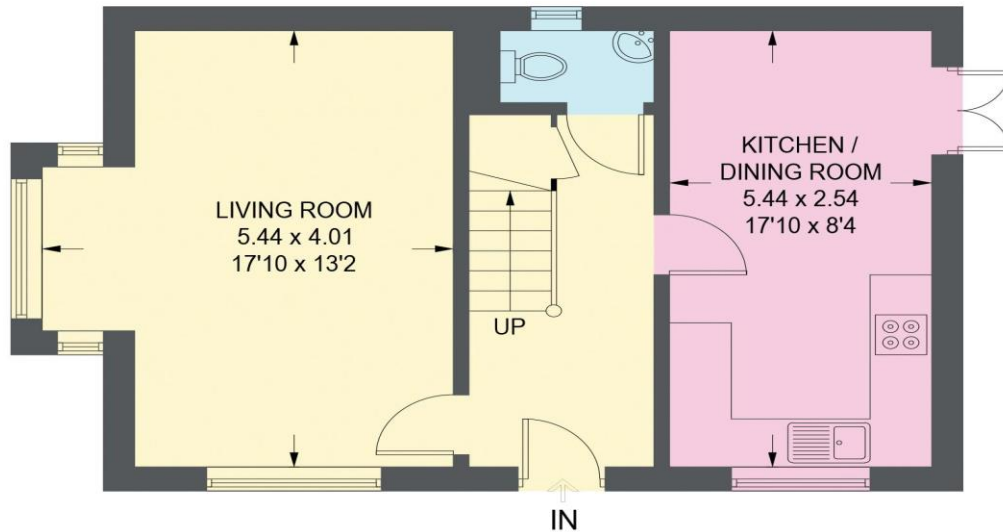
APPROXIMATE GROSS INTERNAL AREA = 86.6 SQ M / 932 SQ FT

GARAGE = 17.8 SQ M / 191 SQ FT

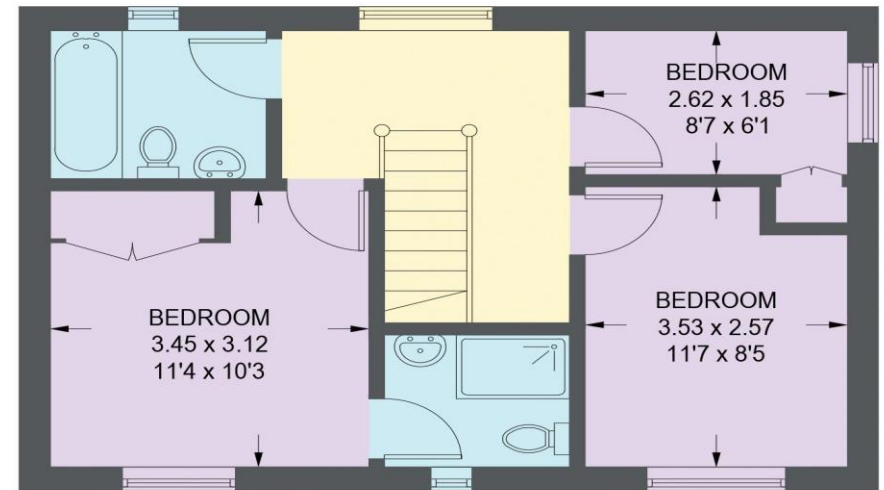
TOTAL = 104.4 SQ M / 1123 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR = 44.4 SQ M / 478 SQ FT



FIRST FLOOR = 42.2 SQ M / 454 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.