

Saxton Mee



11 Woodland Road, Norton Lees, Sheffield, S8 8PD
Price guide £290,000 to £300,000

St Luke's
Sheffield's Hospice

11 Woodland Road

Norton Lees

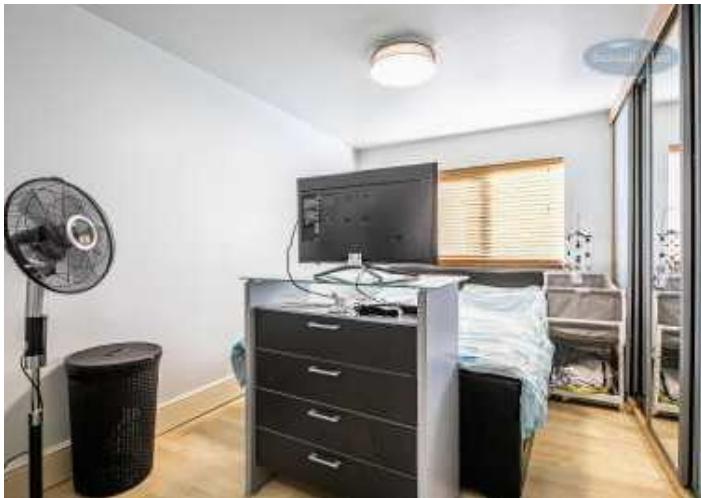
Price guide £290,000 to £300,000

PRICE GUIDE £290,000 - £300,000 ** VIEWING

ESSENTIAL** Situated in the heart of Norton Lees is this well appointed, modern three bedroom detached house, ideal for a young family with excellent schools close by. Benefiting from a fully enclosed rear garden, uPVC double glazing and gas central heating. The versatile living accommodation set over three levels briefly comprises: ground floor with laminate flooring throughout : an entrance porch opens into the hallway. Kitchen/diner having a modern range of soft closing units, integrated oven, dishwasher, four ring gas hob, extractor hood, space for a fridge freezer and sliding doors opening onto a balcony. Separate, spacious dining room. Utility room and home office. Downstairs WC. Lower ground floor: lounge with underfloor heating and patio doors opening onto the rear garden.

- NO CHAIN
- SPACIOUS DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN SUITE
- LANDSCAPED REAR GARDEN
- GATED DRIVEWAY





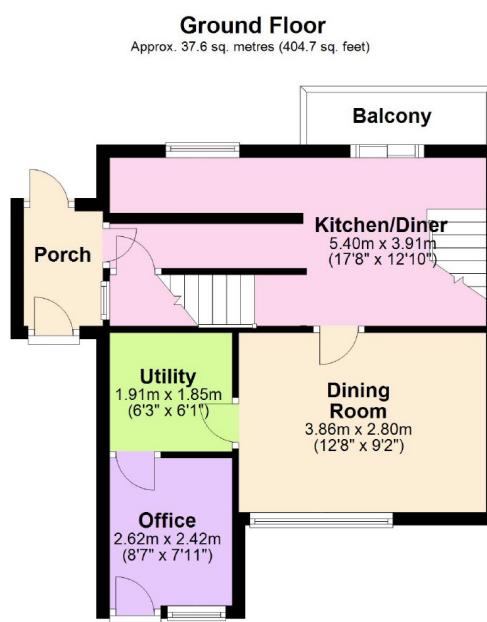
First floor: laminate flooring : master bedroom benefiting from mirrored, fitted wardrobes and a modern en suite with double shower cubicle, wash basin set in a vanity unit and WC. Two generously proportioned bedrooms. Further three piece suite modern bathroom including bath with shower over, wash basin set in a vanity unit and a WC.

Outside: a wall, railings and double gates set the property back from the road and provide a useful off road parking for two cars. To the rear is a well landscaped, private garden including an artificial lawn surrounded by decking. Situated in the popular area of Norton Lees. St James' Retail Park close by along with Woodseats shopping area, Graves Park and within commutable distance of Sheffield city centre. The area is also within the catchment for various reputable schools including Mundella Primary, Newfield Secondary School and the new Mercia School.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Lower Ground Floor

Approx. 21.0 sq. metres (226.0 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 95.4 sq. metres (1027.1 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.

Plan produced using PlanUp.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	
		55	
		46	
		46	
Very environmentally friendly - lower CO ₂ emissions			
		72	
		46	
Not environmentally friendly - higher CO ₂ emissions			
		46	
		46	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	
		46	
		46	
EU Directive 2002/91/EC			
		46	
		46	
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