



Ingram Road, Sheffield S2 2SB

Guide Price £200,000

****GUIDE PRICE £200,000 TO £220,000****

VIRTUAL WALK THROUGH

An ideal starter-home for first time buyers or a downsizer's peaceful retreat, this 2 bedroom detached property offers a cosy modern home that is flooded with light and amply equipped with creature comforts. Set on a larger-than-average corner plot surrounded by stone walls and mature hedging, it's a rare find that must be seen to be appreciated.

Norfolk Park is a highly desirable corner of S2 with superb transport links to the city centre, Sheffield Parkway and the M1 motorway. The house sits within the Norfolk Park Conservation Area, a quiet and leafy neighbourhood with walkable access to two popular parks, local primary and secondary schools and the Sheffield College central campus. Easy walking distances to the city centre (30 minutes) and the train station (15 minutes) make it a perfect location for commuters into Sheffield and beyond.

Tenure: Freehold



Entrance

A practical space for shoes and outerwear with wall-mounted coat hooks, shelving and radiator, plus controls for an outside light. The entryway is accessed via a UPVC front door with stained glass panels and letterbox and has wood-effect flooring and ceiling spotlights.

Lounge

14'0" x 15'11" (4.28m x 4.87m)

The heart of the house, this spacious self-contained living room has a front-facing UPVC double glazed bay window providing natural light and plenty of room for seating, storage and a desk setup. The room incorporates a spindle staircase up to the first floor with a useful reading nook or storage corner underneath. There are three central heating radiators and a living flame gas fire with surround and mantelpiece. A second UPVC double glazed window faces out onto the back garden.

Kitchen

8'1" x 13'3" (2.48m x 4.06m)

A bright modern fitted kitchen with a range of teal gloss base units and a generous amount of worktop space bordered by decorative tile splashbacks. There is an integrated fan oven with a four-ring electric hob and 1.5 bowl stainless steel sink, plus an integrated slimline dishwasher and wood effect flooring. The room's dimensions offer plenty of space for a fridge freezer, dryer, washing machine and full-size kitchen table. The room is one of the brightest in the house with east, west and south-facing uPVC windows and a uPVC door leading out into the garden.

First Floor Landing

A carpeted landing with a south-facing UPVC double glazed window providing lots of natural light. An airing cupboard offers extra storage space and houses a modern combi boiler fitted in 2019 and still under warranty. The landing leads to bedrooms one and two and the bathroom.

Bedroom One

10'8" x 9'7" (3.27m x 2.94m)

A good-sized principal bedroom providing plenty of space for a bed and free-standing storage furniture, with a large east-facing UPVC double glazed window commanding views over the neighbourhood. There is wood-effect flooring and a central heating radiator. This room also benefits from a substantial built-in wardrobe/closet with carpeted floor, hanging rails and shelving.

Bedroom Two

10'11" x 6'4" (3.33m x 1.94m)

A dual-aspect single bedroom with uPVC double glazed windows facing south and east.

Currently used as a home office and guest room, it offers space for a desk, shelving, and single bed, or could accommodate a small double bed and wardrobe. There is wood-effect flooring and a central heating radiator.



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Bathroom

5'6" x 6'1" (1.70m x 1.86m)

A cosy modern bathroom renovated in 2021 with premium fittings and tiling. A three-piece suite comprises: L-shaped bath with Mira rainfall shower over and fold-away glass enclosure, vanity unit with storage cupboard, inset basin and mixer tap, and a flush-to-wall WC. The room benefits from a south-facing frosted uPVC double glazed window, part-tiled walls, patterned floor tiles, and a wall-mounted heated towel rail.

Outside

The house sits within a larger-than-average corner plot offering a private, enclosed rear garden with a mix of lawn, patio, and mature planting. To the south side of the house is a paved seating area ideal for outdoor dining, and to the rear is a lawn with flowerbeds and paved areas bordered by established trees and shrubs providing good screening and privacy. There is a useful garden shed in one corner of the lawn.

At the front, the house is set back from the pavement by a stone wall enclosing a small paved yard with storage space for bins, water-butt and mature climbing rose bushes.

Garage

A single brick-built garage with up-and-over door provides plenty of extra storage space. In front of the garage is a private driveway space for one car that faces onto the cul-de-sac to the rear of the house. There is ample unrestricted on-street parking.



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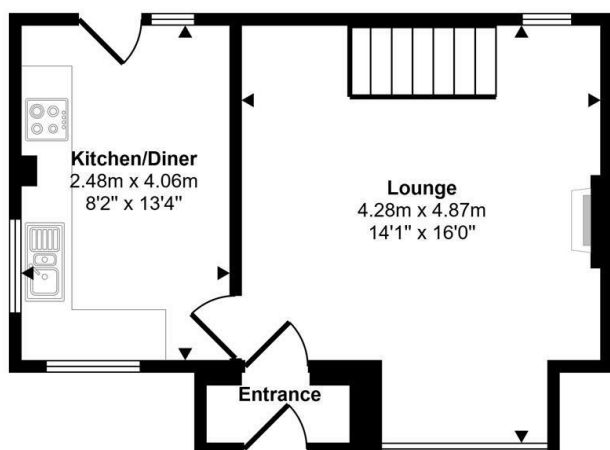
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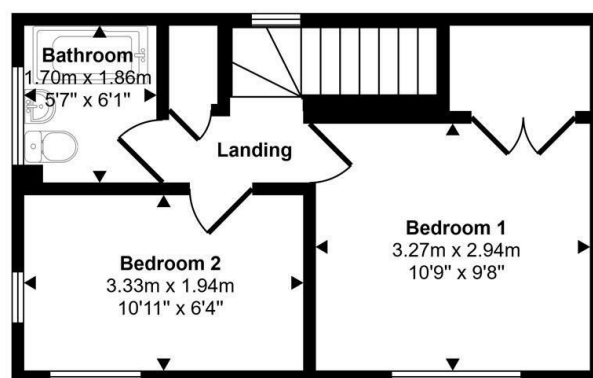
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Approx Gross Internal Area
59 sq m / 635 sq ft

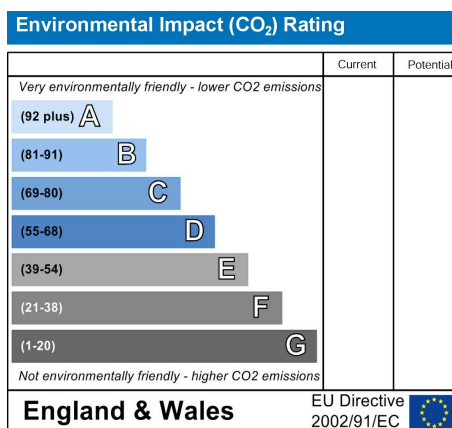
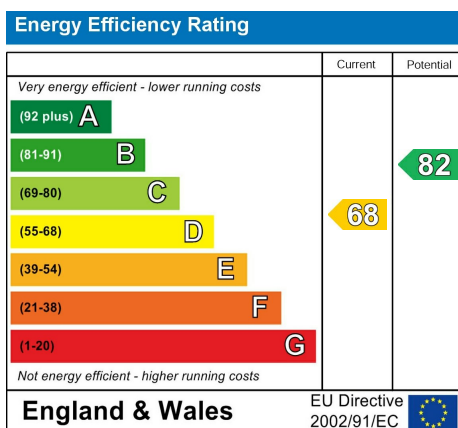


Ground Floor
Approx 31 sq m / 339 sq ft



First Floor
Approx 27 sq m / 295 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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