



43 Summerhouse Drive, Norton, Sheffield, S8 8AD

Saxton Mee



# 43 Summerhouse Drive

## Norton

Offers Around

**£495,000**

Offered for sale for the first time since construction in 2016 and with two years remaining NHBC Warranty, is this beautifully presented four bedroom, three bathroom detached family home located in this sought after residential area of Norton.

First class schooling options close by, conveniently served by local shops and amenities in Greenhill, Meadowhead and St James' Park. Graves Park and Animal Park is on the doorstep and provides an excellent family day out! There are good recreational facilities, public transport and access links to the motorway, train station, city centre, hospitals, universities and the Peak District.

Welcoming entrance hall, utility room, integral garage. Bay windowed sitting room. Spanning across the rear of the property is a spectacular open plan kitchen/dining area with modern high gloss units and range of appliances and an adjacent dining area and French windows leading out onto the terrace and southerly facing garden. First Floor: four excellent bedrooms, one with en suite facilities, two benefitting from access to a Jack and Jill bathroom, and main family bathroom. Outside: to the front, double driveway, front lawn and garden area and access to garage. Rear attractive fully enclosed southerly facing garden with terrace area with glass covered gazebo. Lawned area and well stocked borders.

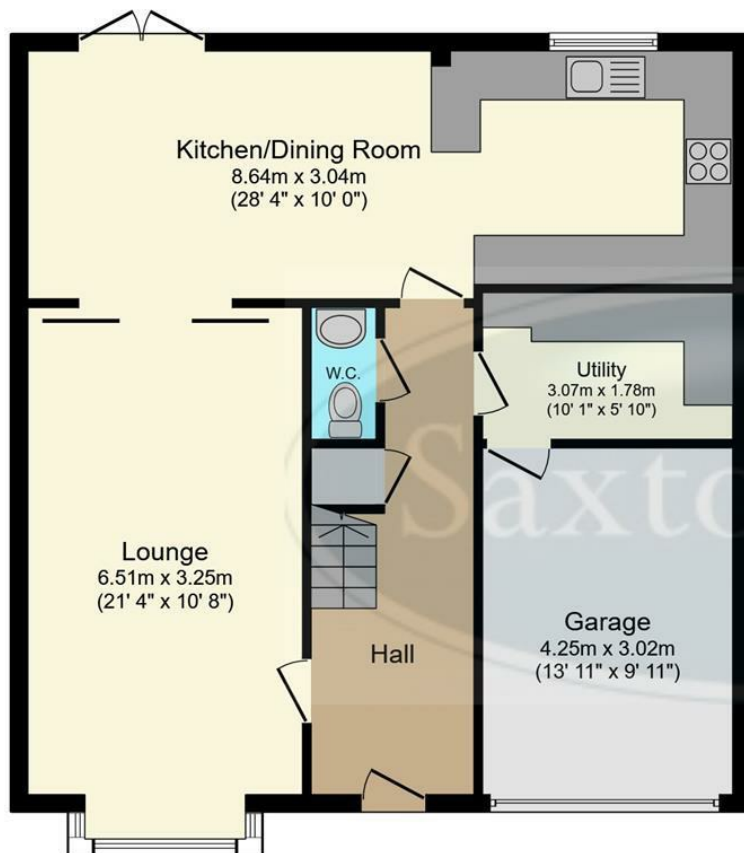


- Four Good Sized Bedrooms
- Two Bedrooms with En Suite Shower Rooms
- Stunning Family Home
- Two Years Remaining NHBC Warranty
- Superb Large Kitchen/Diner
- French Windows to Rear Terrace
- Beautiful Southerly Facing Enclosed Garden
- Great Location with Access to First Class Amenities
- EPC Rating B
- Viewing: Banner Cross Office



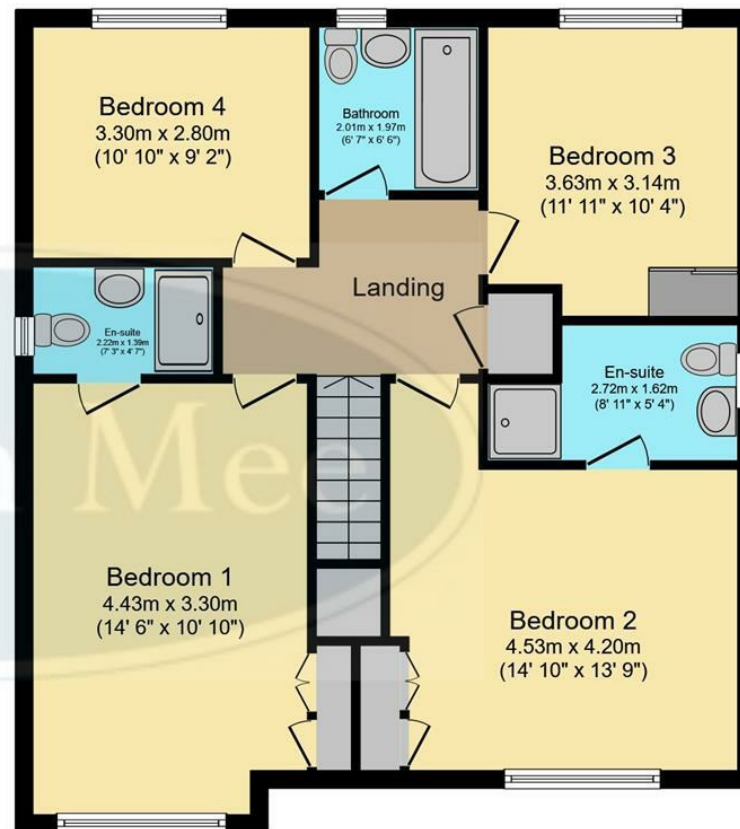






## Ground Floor

Floor area 79.8 m<sup>2</sup> (859 sq.ft.)



## First Floor

Floor area 80.1 m<sup>2</sup> (863 sq.ft.)

**TOTAL: 159.9 m<sup>2</sup> (1,721 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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