



31 Backmoor Crescent, Norton, Sheffield, S8 8LA



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Norton

Guide Price

£415,000

GUIDE PRICE £415,000-£425,000

Situated on this substantial corner plot, in the sought after residential area of Norton, is this immaculately presented and most charming 1930's three bedroom detached family home offering excellent potential for extensions and further development (subject to the relevant building and planning consents).

Briefly, the accommodation comprises: A welcoming hallway with views through to the rear garden, benefitting from underfloor heating and leading through to the modern, contemporary white gloss fitted kitchen having an integrated oven, gas hob and extractor. A pantry provides space for a fridge freezer which alternatively could be returned to a ground floor WC with existing plumbing in place. Off the kitchen a door leads into the large lounge/diner with triple aspect windows flooding the room with natural light, panelling to the walls and the focal point of the room being a stunning open fire. First floor: Three well proportioned and tastefully decorated bedrooms, ideal for a family. The bathroom is modern and stylish in its appearance having marble tiles to the floor with underfloor heating, a modern white three piece suite comprising of a bath and over head shower, wash basin and W.C. Separate heated towel rail and ceiling speakers. The loft space offers an excellent storage solution or 'occasional room/study' accessed via a pull down ladder with carpet to the floor, Velux window and fitted storage. There is further potential to develop the roof space (STPP).

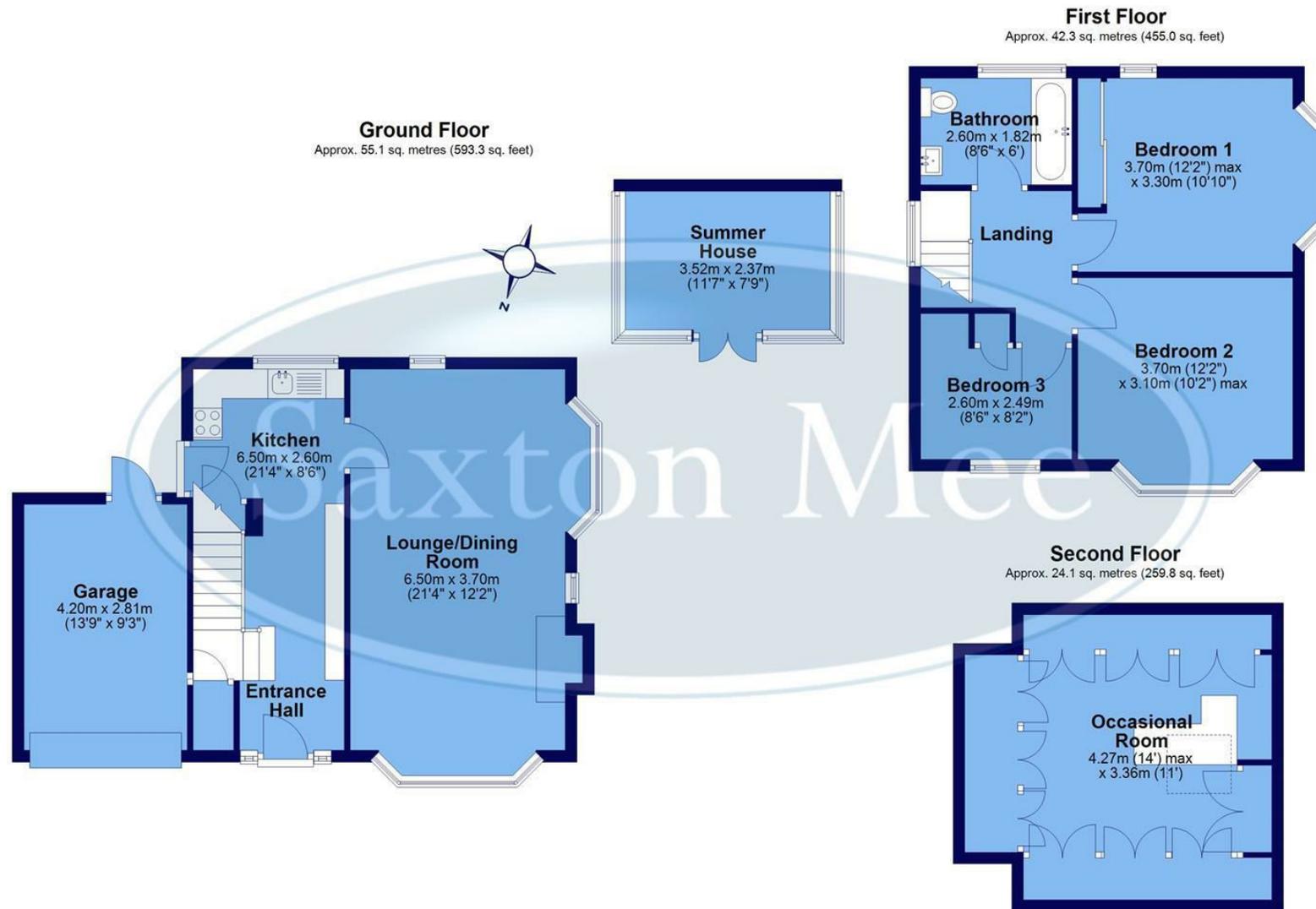
To the outside there is a driveway providing ample off street parking and leading to a garage, used for utility space and storage by the current owners. There are beautifully manicured gardens to the front, side and rear which are fully enclosed by mature hedging creating a secluded, private space ideal for entertaining and incorporating a Summer House with electrics - perfect room for teenagers/quiet space



- Stunning Wraparound Mature Gardens With Summer House
- Beautiful family home with natural light
- Excellent Public Transport Links & Close To A Wealth Of Local Amenities ,
- Off Road Parking & Garage
- Stylish Neutral Decor Throughout
- Ideal Family Home With Further Potential To Extend (STPP)
- Corner Plot - large garden
- EPC Rating E / Council Tax: Band D
- Tenure: Leasehold 800 Years From 25/03/1956
- Viewing Via Banner Cross Office







Total area: approx. 121.5 sq. metres (1308.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

