



45 Summerhouse Drive, Norton, Sheffield, S8 8AD



# 45 Summerhouse Drive

## Norton

Guide Price

# £550,000

GUIDE PRICE £550,000-£575,000

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

Norton is a popular residential area with first class schooling options close by, conveniently served by local shops and amenities in Greenhill, Meadowhead, and St James Park. Graves Park and Animal farm is on the door step and provides an excellent family day out! There are recreational facilities, public transport, and access links to the motorway, train stations, city centre, hospitals, universities, and the Peak District.

Briefly, the accommodation comprises: A welcoming entrance hall with access into the double integral garage. To the left is the main family lounge with bay window. Spanning across the rear of the property is a spectacular open plan kitchen/dining area with a range of modern wall, drawer and base units and integrated appliances and having direct access onto the beautiful garden. Separate utility room and in turn the downstairs W.C. To the first floor are five generously proportioned bedrooms, three en suite shower rooms and the main family bathroom.

Outside to the front is a double driveway and front lawn with access to the garage. Through to the rear is a fully enclosed, beautifully manicured garden with lawn, a range of established plants, timber deck and patio as well as a pond.

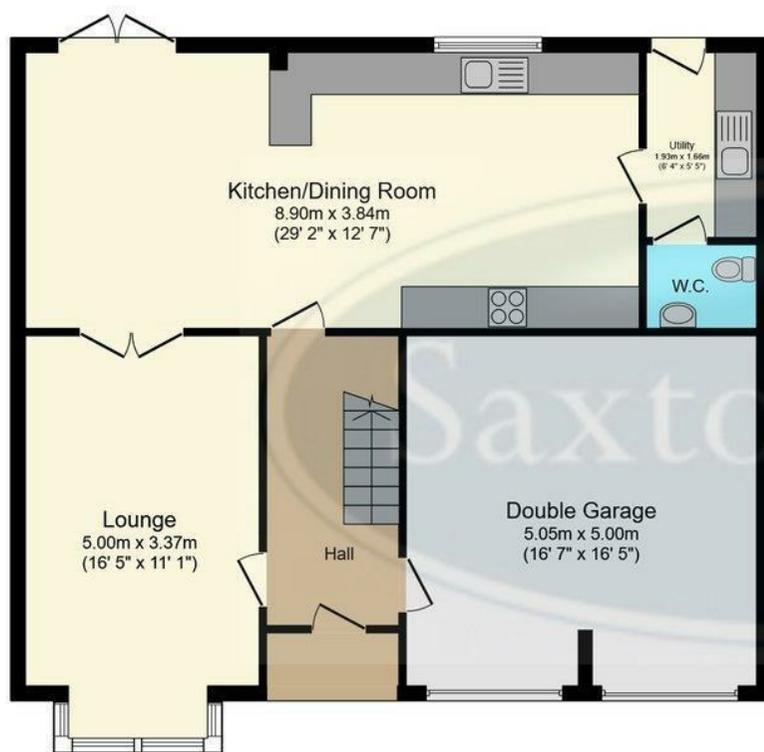
Tenure: Leasehold.  
Council Tax: Band F.



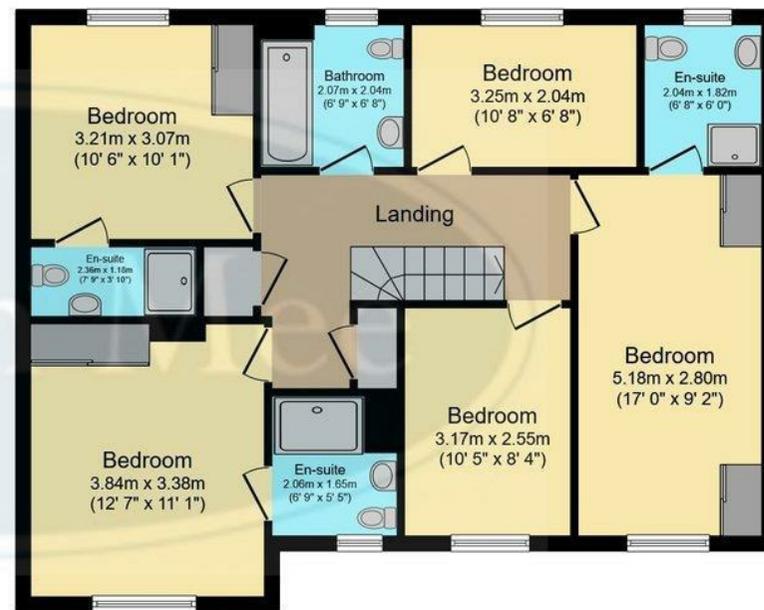
- Five Good Sized Bedrooms
- Four Bathrooms
- Stunning Family Home
- Three Years Remaining NHBC Warranty
- Double Integral Garage
- Modern Kitchen Diner
- Beautiful Garden
- EPC Rating: B
- Viewing Via Banner Cross Office







**Ground Floor**



**First Floor**

Total floor area 176.4 m<sup>2</sup> (1,899 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.\*

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

