



81 Norfolk Road

Norfolk Park, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Norfolk Road, an opening gives access to the front of the property where there is a block paved driveway with parking for two vehicles, planted borders and hedging to one side. Access can be gained to the main entrance door. To the left hand side, a timber gate opens to a path which continues to the rear.





Entrance Hall

Having a side facing timber glazed sash window, pendant light points, coved ceiling, central heating radiators, deep skirtings, tiled flooring and an inset mat well. Timber doors open to the lounge, snug, kitchen, WC and under-stairs storage cupboard.



81 Norfolk Road

Welcome to 81 Norfolk Road

A stunning semi-detached Edwardian residence standing in an imposing position, welcome to 81 Norfolk Road. This unique seven bedroomed home is ideal for a growing family who are looking for a character-filled residence that is conveniently placed for local amenities and the Sheffield city centre.

81 Norfolk Road is brimming with charm, showcasing period features such as beautiful fireplaces, deep skirtings and sash windows. Located on the ground floor are two reception rooms, including a delightful, light-filled lounge with a log burner and a fabulous sitting room with a traditional cast iron fireplace. The dining kitchen offers a more contemporary twist with beautiful Corian work surfaces and integrated appliances, as well as double doors opening to the rear garden, allowing for ample natural light.

The first floor houses the spacious master bedroom suite, three double bedrooms and the family bathroom. Three further double bedrooms and a bathroom occupy the second floor, allowing the opportunity to host guests and relatives by providing them with their own private space.

An outstanding low-maintenance garden sits to the rear of the home which has planted borders, a large stone patio and a mature tree. To one side of the garden is an outbuilding with three different parts, two of which could be turned into, a potential games room or bar, with the appropriate planning consents.

81 Norfolk Road has convenient access to the amenities of Sheffield's city centre, offering a variety of shops, restaurants, bars and public houses. Norfolk Park and Sky Edge playing fields are just a short distance from the property, allowing for outdoor recreational activities. There are also multiple public transport links, with the Sheffield Tram network and Sheffield Train Station close by. Additionally, there is a choice of local primary and secondary schooling in close proximity.

The property briefly comprises of on the ground floor: Entrance hall, lounge, snug, kitchen, dining room, WC and under-stairs storage cupboard.

Basement level: Cellar.

On the first floor: Landing, master bedroom, master en-suite shower room, family bathroom, bedroom 2, bedroom 3, storage cupboard and bedroom 4/office.

On the second floor: Landing, bedroom 5, bathroom, bedroom 6 and bedroom 7.

Ground Floor

A heavy timber door with an obscured glazed panel and a glazed panel above opens to the:

Entrance Hall

Having a side facing timber glazed sash window, pendant light points, coved ceiling, central heating radiators, deep skirtings, tiled flooring and an inset mat well. Timber doors open to the lounge, snug, kitchen, WC and under-stairs storage cupboard.

Lounge

15'5 x 13'4 (4.70m x 4.06m)

A fabulous lounge with a front facing timber double glazed square bay window, pendant light point with a decorative

ceiling rose, coved ceiling, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the log burner with a marble surround, mantel and tiled hearth.

Snug

16'5 x 14'5 (5.00m x 4.39m)

A cosy snug that has a rear facing timber double glazed window, pendant light point with a decorative ceiling rose, coved ceiling, inset shelving, central heating radiator and deep skirtings. The focal point of the room is the cast iron fireplace with a marble surround, mantel and a tiled hearth.

Kitchen

16'7 x 14'2 (5.05m x 4.32m)

A well-appointed, contemporary dining kitchen with a rear facing timber double glazed sash window, pendant light points, inset shelving, central heating radiators, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units incorporating matching Corian work surfaces, tiled splash backs and an inset 2.0 bowl sink with a chrome mixer tap. A cupboard houses the boiler. There is a central island with a matching Corian worktop with a five-ring gas hob and power socket. Appliances include two Neff oven/grills, a Neff warming drawer, Neff fridge/freezer and a Siemens dishwasher. An electric hydraulic pull-up door opens to the cellar. An opening gives access to the dining room.



Lounge
15'5 x 13'4 (4.70m x 4.06m)

A fabulous lounge with a front facing timber double glazed square bay window, pendant light point with a decorative ceiling rose, coved ceiling, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the log burner with a marble surround, mantel and tiled hearth.

Spacious Lounge with a
Delightful Fireplace





Snug
16'5 x 14'5 (5.00m x 4.39m)

A cosy snug that has a rear facing timber double glazed window, pendant light point with a decorative ceiling rose, coved ceiling, inset shelving, central heating radiator and deep skirtings. The focal point of the room is the cast iron fireplace with a marble surround, mantel and a tiled hearth.





Light-Filled Kitchen
And Dining Room





Kitchen

16'7 x 14'2 (5.05m x 4.32m)

A well-appointed, contemporary dining kitchen with a rear facing timber double glazed sash window, pendant light points, inset shelving, central heating radiators, deep skirtings and tiled flooring. There is a range of fitted base/wall and drawer units incorporating matching Corian work surfaces, tiled splash backs and an inset 2.0 bowl sink with a chrome mixer tap. A cupboard houses the boiler. There is a central island with a matching Corian worktop with a five-ring gas hob and power socket. Appliances include two Neff oven/grills, a Neff warming drawer, Neff fridge/freezer and a Siemens dishwasher. An electric hydraulic pull-up door opens to the cellar. An opening gives access to the dining room.





Dining Room
11'11 x 10'6 (3.63m x 3.19m)

A light-filled dining room with a coved ceiling, pendant light points, inset shelving, central heating radiator and tiled flooring. The focal point of the room is the log burner with a tiled surround. A timber door with obscured glazed panels and metal French doors with double glazed panels and matching side panels open to the rear of the property.





81 Norfolk Road

A Sizeable Family Home with Seven Double Bedrooms and Two Bathrooms

Dining Room

11'11 x 10'6 (3.63m x 3.19m)

A light-filled dining room with a coved ceiling, pendant light points, inset shelving, central heating radiator and tiled flooring. The focal point of the room is the log burner with a tiled surround. A timber door with obscured glazed panels and metal French doors with double glazed panels and matching side panels open to the rear of the property.

WC

With a flush light point, extractor fan and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a black mixer tap, tiled splash back and storage beneath.

Under Stairs Storage Cupboard

Having a flush light point.

Basement Level

Cellar

16'5 x 14'1 (5.00m x 4.29m)

With light and power.

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

Having pendant light points, coved ceiling, decorative glazed panels and deep skirtings. Timber doors open to master bedroom, family bathroom, bedroom 2, bedroom 3, storage cupboard, bedroom 4/office and the staircase to the second floor.

Master Bedroom

15'5 x 13'4 (4.71m x 4.06m)

A sizeable master bedroom with a front facing timber double glazed square bay with sash windows, flush light point, coved ceiling, central heating radiator, deep skirtings and oak flooring. The focal point of the room is the decorative fireplace with a stone surround, mantel and a tiled hearth. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

A modern en-suite with a front facing timber double glazed obscured window, recessed lighting and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a vanity unit above. To one wall, there is a separate shower enclosure that is tiled and has a rain head shower, an additional hand shower facility and a glazed screen.

Family Bathroom

Having a side facing timber double glazed obscured sash window, flush light point, heated towel rail and timber flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap with a tiled splash back and a mirrored vanity cabinet above. There is a panelled bath with a chrome mixer tap a fitted shower unit and a curtain rail.

Bedroom 2

14'4 x 14'3 (4.36m x 4.35m)

A double bedroom with a rear facing timber sash window, an additional UPVC double glazed window, pendant light point, coved ceiling, central heating radiator and deep skirtings. The focal point of the room is the decorative fireplace with a timber surround, mantel and tiled hearth.

Bedroom 3

14'5 x 11'2 (4.39m x 3.40m)

Another double bedroom having a rear facing timber sash window, an additional UPVC double glazed window, pendant light point, coved ceiling, central heating radiator and deep skirtings. The focal point of the room is the decorative fireplace with a timber surround, mantel and tiled hearth.

Storage Cupboard

A useful area for storage with a flush light point.

Bedroom 4/Office

11'7 x 10'6 (3.52m x 3.19m)

An adaptable room, currently used as an office, with a rear facing timber sash window, an additional UPVC double glazed window, pendant light point, coved ceiling and a central heating radiator. The focal point of the room is the decorative fireplace with a timber surround and mantel.

From the landing, a staircase rises to the:

Second Floor

Landing

With a Velux roof window, flush light point and a central heating radiator. Timber doors open to bedroom 5, bathroom, bedroom 6 and bedroom 7. Access can be gained to the loft space.

Bedroom 5

14'4 x 9'2 (4.36m x 2.80m)

A double bedroom having a Velux roof window, flush light point and a central heating radiator. Access can be gained to eaves storage.

Bathroom

Having a UPVC obscured double glazed window, flush light point, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a vanity mirror cabinet above. To one corner, there is a panelled bath with a chrome mixer tap. There is a separate tiled shower enclosure with a traditional fitted shower and a glazed screen/door.

Bedroom 6

14'4 x 9'1 (4.37m x 2.77m)

A further double bedroom with a side facing UPVC double glazed window, wall mounted light point and a central heating radiator.



Master Bedroom

15'5 x 13'4 (4.71m x 4.06m)

A sizeable master bedroom with a front facing timber double glazed square bay with sash windows, flush light point, coved ceiling, central heating radiator, deep skirtings and oak flooring. The focal point of the room is the decorative fireplace with a stone surround, mantel and a tiled hearth. A timber door opens to the master en-suite shower room.





Master En-Suite Shower Room

A modern en-suite with a front facing timber double glazed obscured window, recessed lighting and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a vanity unit above. To one wall, there is a separate shower enclosure that is tiled and has a rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 2

14'4 x 14'3 (4.36m x 4.35m)

A double bedroom with a rear facing timber sash window, an additional UPVC double glazed window, pendant light point, coved ceiling, central heating radiator and deep skirtings. The focal point of the room is the decorative fireplace with a timber surround, mantel and tiled hearth.



Family Bathroom

Having a side facing timber double glazed obscured sash window, flush light point, heated towel rail and timber flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap with a tiled splash back and a mirrored vanity cabinet above. There is a panelled bath with a chrome mixer tap a fitted shower unit and a curtain rail.



Bedroom 3

14'5 x 11'2 (4.39m x 3.40m)

Another double bedroom having a rear facing timber sash window, an additional UPVC double glazed window, pendant light point, coved ceiling, central heating radiator and deep skirtings. The focal point of the room is the decorative fireplace with a timber surround, mantel and tiled hearth.



Bedroom 4/Office
11'7 x 10'6 (3.52m x 3.19m)

An adaptable room, currently used as an office, with a rear facing timber sash window, an additional UPVC double glazed window, pendant light point, coved ceiling and a central heating radiator. The focal point of the room is the decorative fireplace with a timber surround and mantel.



Bedroom 6
14'4 x 9'1 (4.37m x 2.77m)

A further double bedroom with a side facing UPVC double glazed window, wall mounted light point and a central heating radiator.



Bathroom

Having a UPVC obscured double glazed window, flush light point, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a vanity mirror cabinet above. To one corner, there is a panelled bath with a chrome mixer tap. There is a separate tiled shower enclosure with a traditional fitted shower and a glazed screen/door.



Bedroom 7
13'1 x 11'2 (4.00m x 3.40m)

Another double bedroom having a UPVC double glazed window, a wall mounted light point and a central heating radiator. Access can be gained to a storage cupboard.





81 Norfolk Road



Close to Local Amenities Including Sheffield Train Station and the City Centre

Bedroom 7

13'1 x 11'2 (4.00m x 3.40m)

Another double bedroom having a UPVC double glazed window, a wall mounted light point and a central heating radiator. Access can be gained to a storage cupboard.

Exterior and Gardens

From Norfolk Road, an opening gives access to the front of the property where there is a block paved driveway with parking for two vehicles, planted borders and hedging to one side. Access can be gained to the main entrance door. To the left hand side, a timber gate opens to a path which continues to the rear.

To the rear is a large stone paved patio, a large wood store and a raised planted border.

Access can be gained to the dining room.

Beyond the patio is an area mainly laid to lawn with a planted border to the left side. To the right side, a path continues to two garden stores and a shed.

At the end of the garden is a raised terrace, which is mainly laid to lawn with a mature tree. The garden is enclosed by dry stone walling.

Garden Store 1

10'5 x 8'9 (3.17m x 2.67m)

With a side facing UPVC double glazed window, light, power and a sink with a chrome mixer tap. There is the provision for a full-height fridge/freezer.

Garden Store 2

7'5 x 4'11 (2.26m x 1.50m)

With light and power.

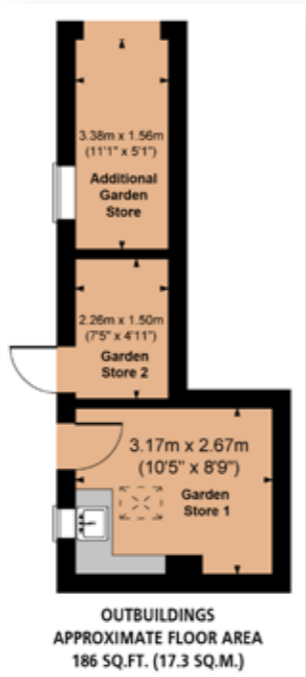
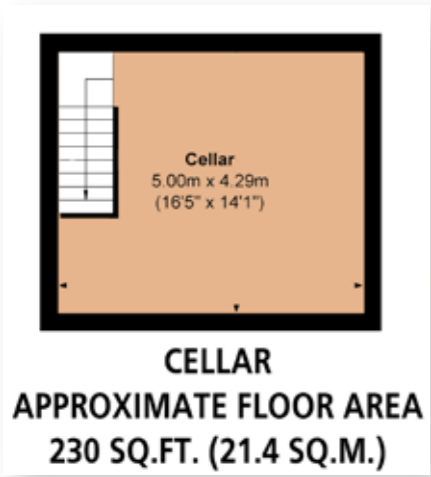
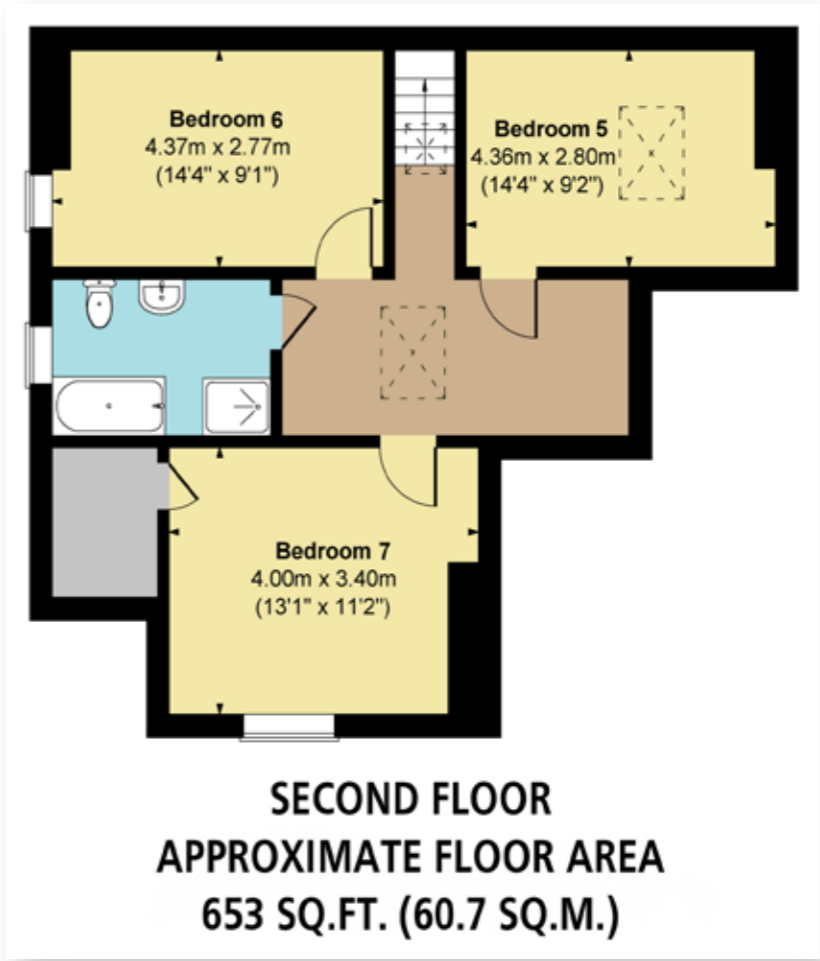
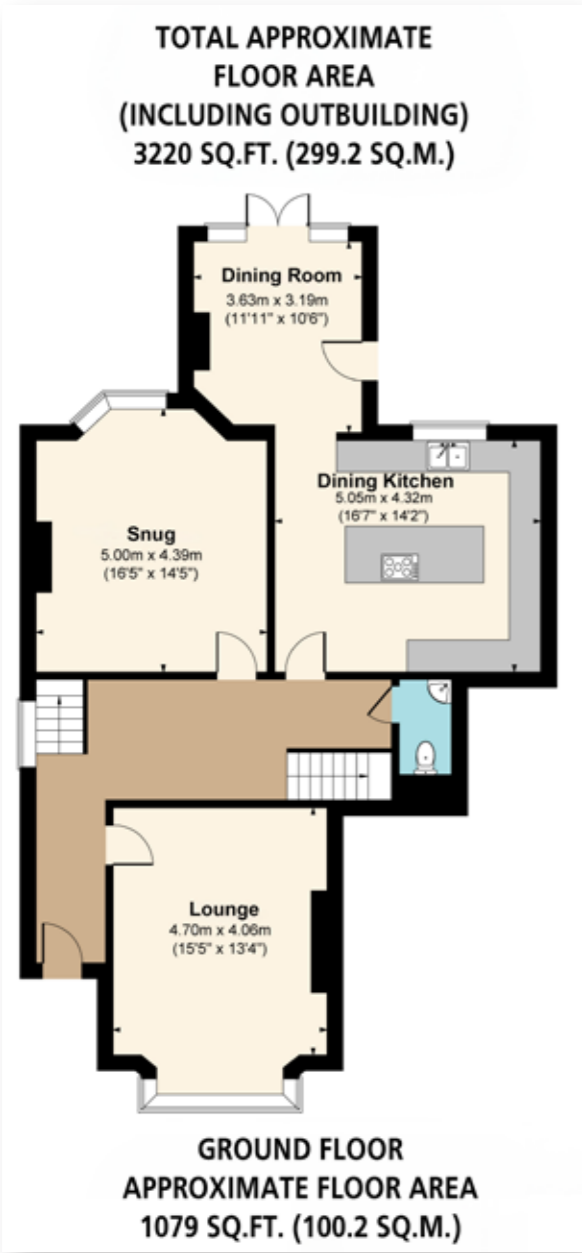
An opening gives access to the:

Additional Garden Store

11'1 x 5'1 (3.38m x 1.56m)

With a side facing UPVC double glazed window.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Exterior and Gardens Continued

To the rear is a large stone paved patio, a large wood store and a raised planted border. Access can be gained to the dining kitchen.

Beyond the patio is an area mainly laid to lawn with a planted border to the left side. To the right side, a path continues to two garden stores and a shed. At the end of the garden is a raised terrace, which is mainly laid to lawn with a mature tree. The garden is enclosed by dry stone walling.

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, mains electricity, mains water and mains drainage.
The broadband is fibre and the mobile phone signal quality is good.

Rights of Access/Shared Access: None.

Tree Preservation Orders: To the front of the property.

Covenants/Easements or Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is low. The property is in a conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



81 Norfolk Road
Norfolk Park, Sheffield
South Yorkshire, S2 2SZ

Offers in the Region of £650,000