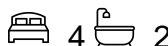


# Stunning 4-Bedroom Detached House in Sheffield

## House

For Sale: £475,000.00

23 Ashbrook Gardens, Norton, Sheffield S11



### Details:

Available from: 2024-09-30 | Furnished: Partially | Parking: Yes | Deposit: £0.00 | Council Tax Band: G

### Property Features:

- 4 Spacious Bedrooms (1 en-suite)
- 3 Modern Bathrooms
- Open-Plan Kitchen and Dining Area
- Large South-Facing Garden
- Off-Street Parking and Garage
- Excellent School Catchment Area

### Interior Details

#### Living Room

The property boasts a generously sized living room with large bay windows that flood the space with natural light. The room features a contemporary electric fireplace, high ceilings, and plush carpet flooring, making it the perfect space for relaxation and family gatherings.

#### Open-Plan Kitchen & Dining Area

At the heart of the home is the stylish open-plan kitchen and dining area, ideal for both casual family meals and entertaining guests. The kitchen is equipped with high-end integrated appliances, including a double oven, induction hob, and dishwasher. The sleek granite countertops and modern cabinetry provide ample storage and workspace. The adjoining dining area features bi-fold doors that open onto the garden,

offering seamless indoor-outdoor living.

### **Bedrooms**

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom includes a luxurious en-suite bathroom with a walk-in shower, designer fixtures, and underfloor heating. The remaining three bedrooms are spacious and bright, perfect for children, guests, or a home office.

### **Bathrooms**

In addition to the master en-suite, there are two other modern bathrooms. One is located on the first floor and features a bathtub and overhead shower, while the ground floor has a convenient guest WC.

### **Study/Office**

For those working from home, the separate study on the ground floor offers a quiet and productive space, with views of the front garden and ample natural light.

### **Utility Room**

A practical utility room is conveniently located near the kitchen, featuring a washing machine, dryer, and additional storage space.

### **Exterior Details**

#### **Garden**

The highlight of the property is the large, private south-facing garden. Beautifully landscaped, it includes a patio area perfect for summer barbecues, a well-maintained lawn, and mature trees offering shade and privacy. There is also a wooden garden shed for additional storage.

#### **Parking and Garage**

The property includes off-street parking for two vehicles and an attached garage with remote-controlled access.

### **Location**

This property is situated in the desirable Ecclesall area of Sheffield, known for its excellent schools, vibrant community, and beautiful green spaces. Ecclesall Woods is just a short walk away, offering nature lovers the perfect escape for walking and cycling. The bustling Ecclesall Road, lined with boutique shops, cafes, and restaurants, is also within easy reach.

#### **Transport Links**

The property is conveniently located near major transport links, providing easy access to Sheffield city centre and the M1 motorway. There are also regular bus services in the area and Dore & Totley train station is just a short drive away, offering connections to Manchester and Leeds.

#### **Schools**

The property is within the catchment area of some of Sheffield's best schools, including:

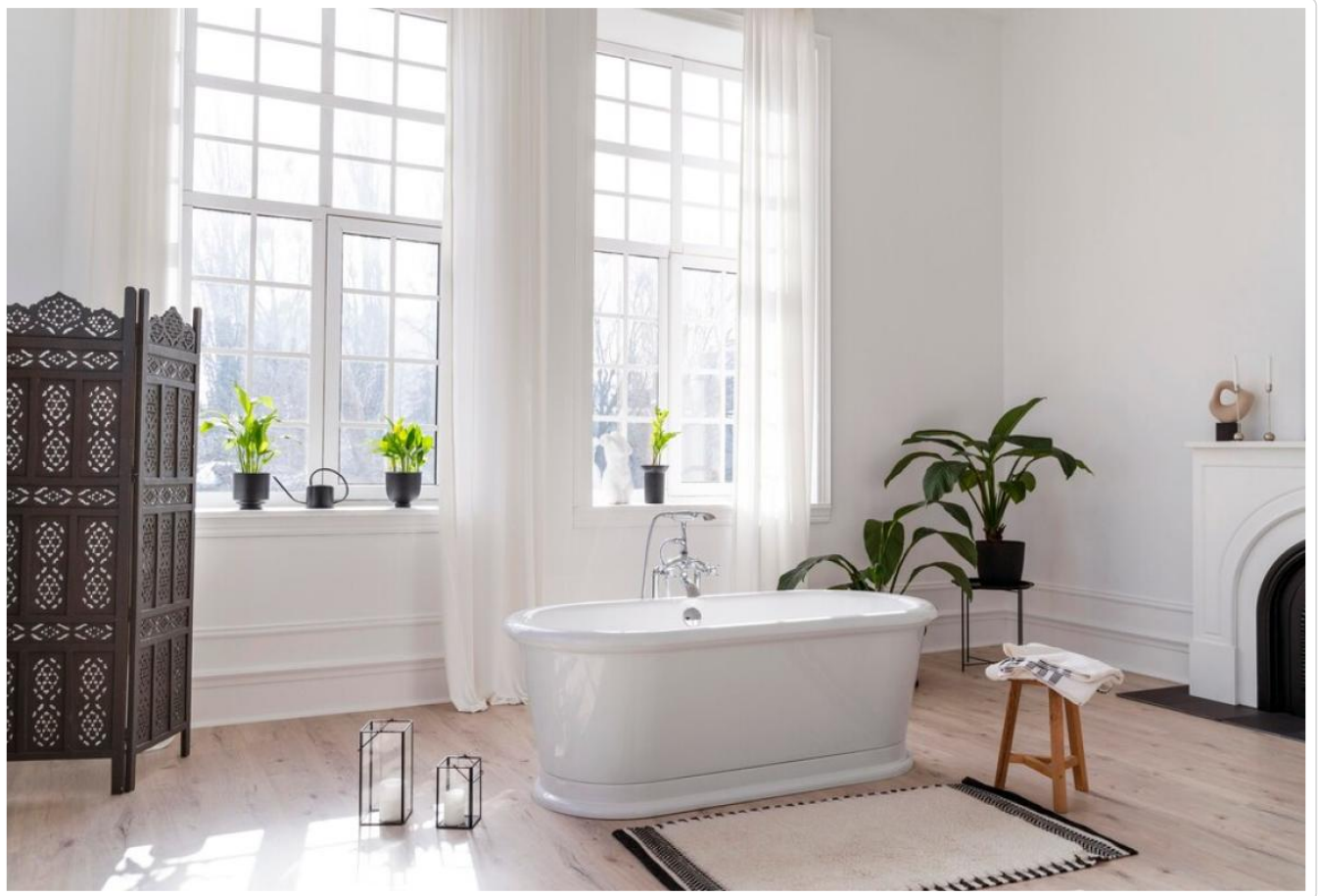
- **Ecclesall Primary School**
- **Silverdale Secondary School**

- King Edward VII School



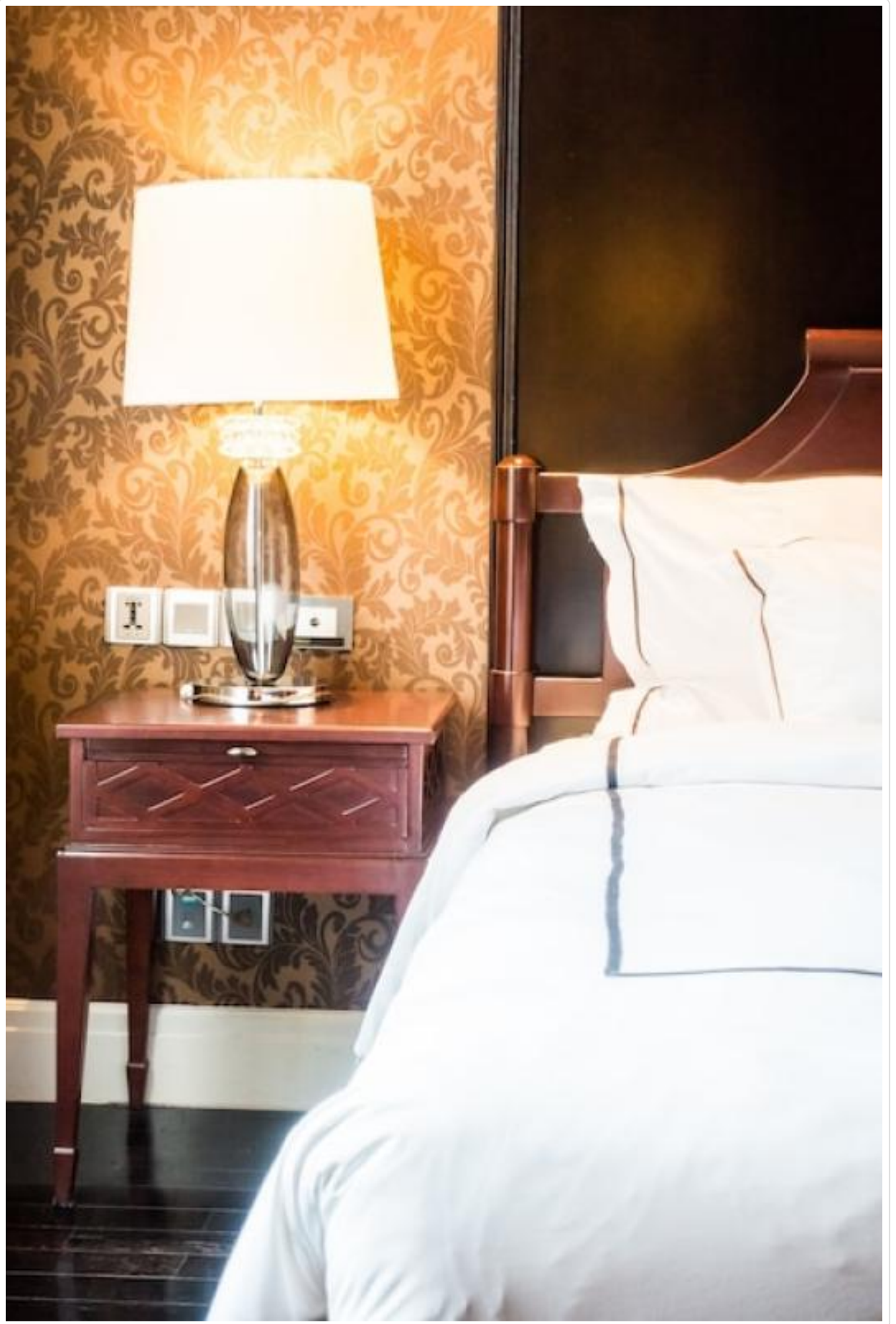














These particulars are intended as a guide only.