

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

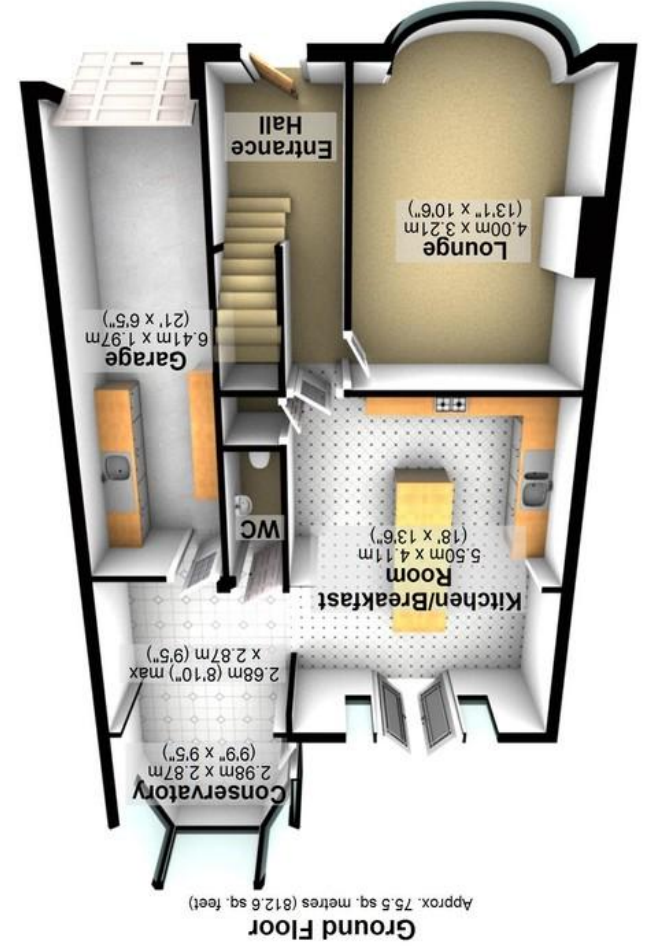
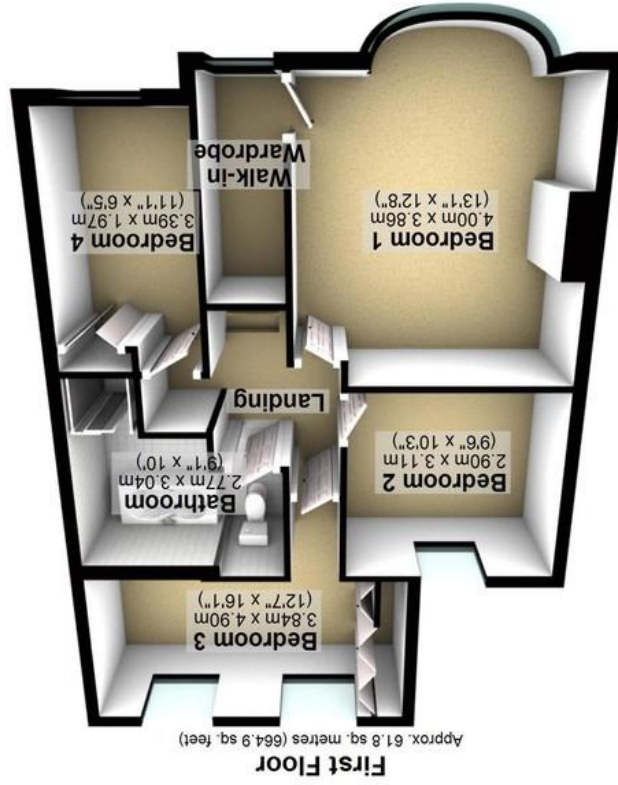
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Energy Efficiency Rating	
Potential	Current
(92+)	(79)
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Total area: approx. 137.3 sq. metres (1477.4 sq. feet)

All measurements are approximate
Plan produced using PlanIt.





24 Ashbury Drive | Norton | Sheffield | S8 8LE

Property Tenure: Leasehold

An absolutely stunning, immaculately presented and very deceptive four bedroomed, semi detached family home. Having been skillfully and tastefully extended to the side and rear by the current vendors to create fabulous finish with absolutely no expense spared the property also boasts one of the largest south facing private and flat gardens on the road. Having been designed and finished to cater perfectly for the growing family market the property enjoys a fabulous rear kitchen diner that flows out to the garden beyond. Located on this quiet and well sought after residential road in the heart of popular Norton within a short stroll of Graves park, numerous local amenities including St James retail park, great schooling catchments and of course The Peak District is right next door. With 1,474 sq feet of accommodation over two floors this property simply must be viewed internally to be fully appreciated.



PROPERTY FEATURES

- FOUR BEDROOMED SEMI DETACHED
- BEAUTIFUL REAR AND SIDE EXTENSION
- REAR LARGE AND FLAT SOUTH FACING GARDEN
- PARKING AND GARAGE TO THE FRONT
- PERFECT FOR THE GROWING FAMILY MARKET
- HEART OF ULTRA POPULAR NORTON
- WELL SOUGHT AFTER SCHOOLING CATCHMENTS
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- GRAVES PARK A SHORT STROLL
- 1,477 SQ FEET OF ACCOMMODATION ON TWO SUPERB FLOORS

GUIDE PRICE £400,000-£415,00

