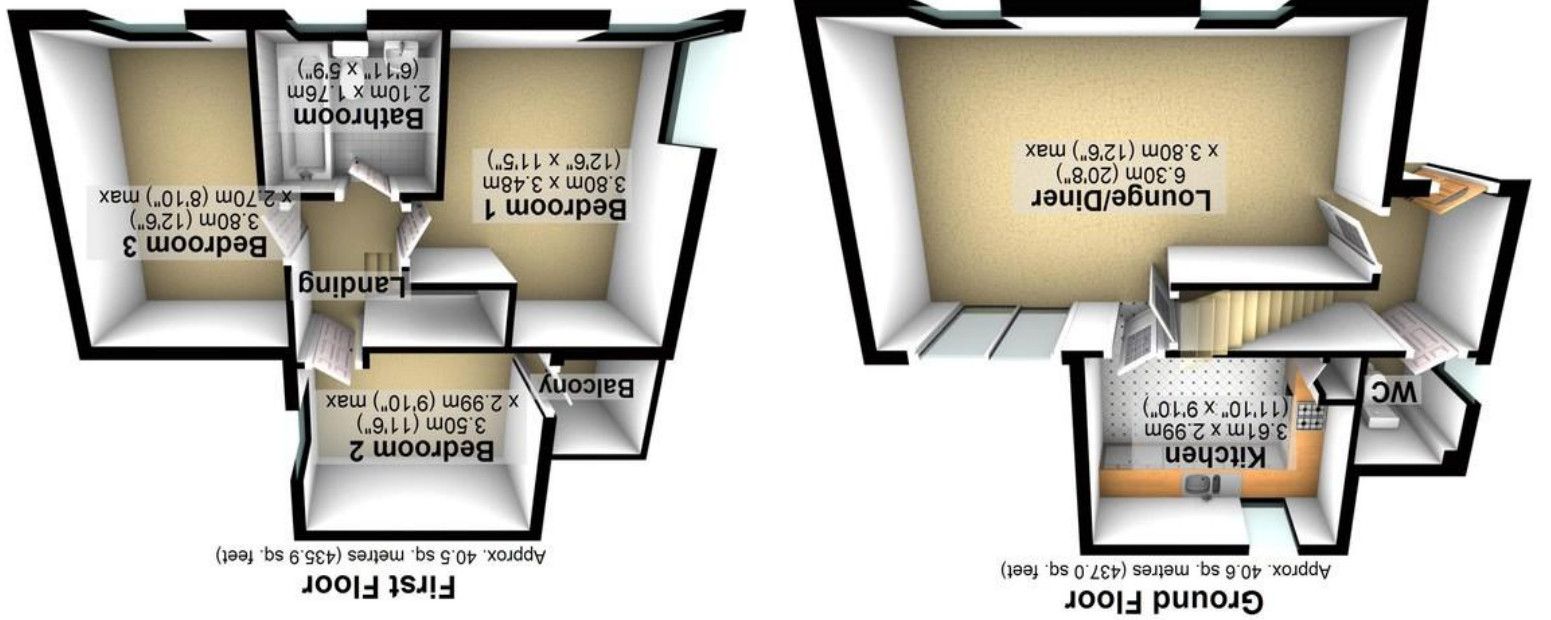


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	74
Potential	85

Total area: approx. 81.1 sq. metres (872.9 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.





20 Kenninghall View | Norfolk Park | Sheffield | S2 3WX

**Property Tenure:** Leasehold

Quietly tucked away on this well regarded road in the very heart of ultra popular Norfolk Park is this tastefully presented and very deceptive, three double bedroomed, detached home. Offering one of the largest plots on this development and with off road parking for three vehicles to the front and side its easy to say viewing is absolutely essential to do full justice to this fabulous property. Enjoying some far reaching views towards the city centre and with the ability to easily walk in to town or the train station the accommodation is arranged over two floors that total an impressive 872 sq feet. With a private balcony access from the first floor number 20 is offered to the open market with the benefit of no onward chain and immediate vacant possession and will be of particular interest to the professional couple, young family or first time buyer alike. In brief the property comprises, entrance hall, fitted modern dining kitchen, W.C, lounge/diner with garden access. To the first floor are three great sized bedrooms and a family bathroom.



### PROPERTY FEATURES

- THREE DOUBLE BEDROOMED DETACHED
- MODERN DESIGN ACROSS THE TWO FLOORS OF ACCOMMODATION
- AMPLE PARKING FOR THREE VEHICLES
- LARGER PLOT SIZE WITH PRIVATE REAR GARDEN
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- PERFECT FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY
- HEART OF POPULAR NORFOLK PARK
- FABULOUS VIEWS OVER THE CITY
- WALKING DISTANCE TO THE TRAIN STATION AND CENTRAL SHEFFIELD
- LEASEHOLD 108 YEARS LEFT COUNCIL TAX BAND C

**GUIDE PRICE £195,000-£200,000**

