



256 Abbeydale Road South, Dore, Sheffield, South Yorkshire, S17 3LL

Saxton Mee



# 256 Abbeydale Road South

## Dore

Offers Around

# £595,000

Possessing all the elegance and style of the 1920's era: this outstanding four double bedroom detached family home is enviably located set well back from the road within this most desirable residential suburb of the city with ease of access to nearby renowned schooling, sports clubs including Abbeydale Tennis Club, Abbeydale Sports Club and Abbeydale Golf Club. Millhouses Park and Ecclesall Woods and a Tesco Express are close by. There is excellent transportation links with Dore train station within a few minutes walk, bus stop near the end of the drive.

Considerably refurbished during recent years the beautifully proportioned accommodation has high ceilings of this period and offers gas fired central heating via a Worcester Bosch combination boiler and briefly comprises:- spacious reception hall with the original front door having lovely stained leaded glass, downstairs cloakroom/wc, broad bay windowed living room with Morso wood burning stove (fitted in 2020), impressive modern day open plan living dining kitchen with new units installed in May 2021 along with a Rangemaster oven. Landing, master bedroom with superb contemporary style wardrobes, three further double bedrooms and large family bathroom again refurbished and having a thermostatically controlled shower.

There is ample parking for numerous vehicles and a detached garage. The attractively set out private gardens lie to both the front and rear with the property which includes a sitting out/gin patio, lawn and apple tree.

It should be noted that plans have been submitted with pre app for a second floor loft conversion to provide a master suite with bathroom.



- Outstanding family home
- Spacious and beautifully presented accommodation
- Plans submitted with pre app for a stunning loft conversion
- Four double bedrooms
- Brand new kitchen
- Sought after locality
- Attractive gardens, ample parking & detached garage
- Living room with Morso wood burner
- Viewing recommended
- EPC Rating: D





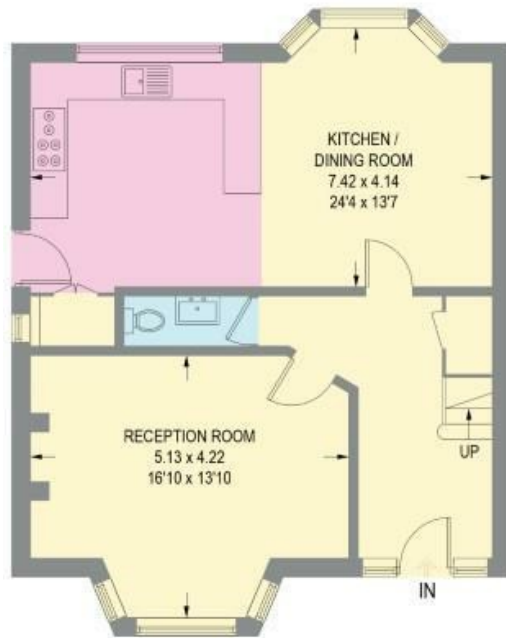


## 256 ABBEYDALE ROAD SOUTH

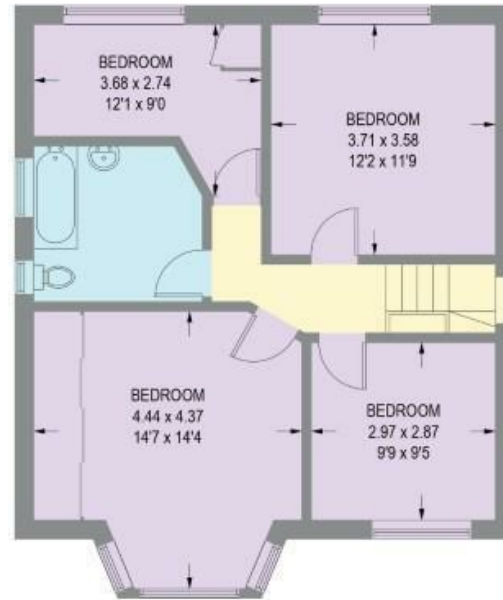
APPROXIMATE GROSS INTERNAL AREA = 1329 SQ M / 123.5 SQ FT

GARAGE = 161 SQ M / 15 SQ FT

TOTAL = 1490 SQ M / 138.5 SQ FT



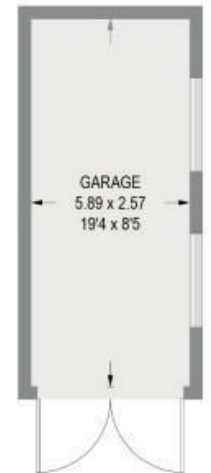
GROUND FLOOR = 670 SQ M / 62.3 SQ FT



FIRST FLOOR = 659 SQ M / 61.2 SQ FT



PROPOSED SECOND FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

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.'

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