



Clifton House, 2 Newfield Place, Dore, Sheffield, S17 3ER

Saxton Mee

# 2 Newfield Place

## Dore

Offers Around

# £1,100,000

A lovely location, at the top of Dore and on the edge of Blacka Moor and the Peak District National Park, a very attractive and substantial six bedroom, four bathroom detached executive family home with accommodation of approximately 4000 sqft and situated on this small private cul de sac.

The property comprises: Ground Floor: large reception hall with oak flooring and feature central staircase, cloakroom, large sitting room with feature fireplace and French windows leading through to garden room/conservatory, separate bay windowed dining room, large living kitchen, well fitted out with extensive range of units and granite work surfaces and adjacent dining area. Utility room giving access to double integral garage. First Floor: master bedroom with en suite shower room, bedroom suite two with en suite shower room, two further double bedrooms and family bathroom. Large landing. Second Floor: two further large double bedrooms and shower room. Outside: off road parking and front garden. Integral double garage. To the rear, attractive private landscaped garden.

Easy access of the excellent amenities in Dore Village with restaurants and fine dining and great school catchment area and lovely walks on Blacka Moor and the Peak District National Park.

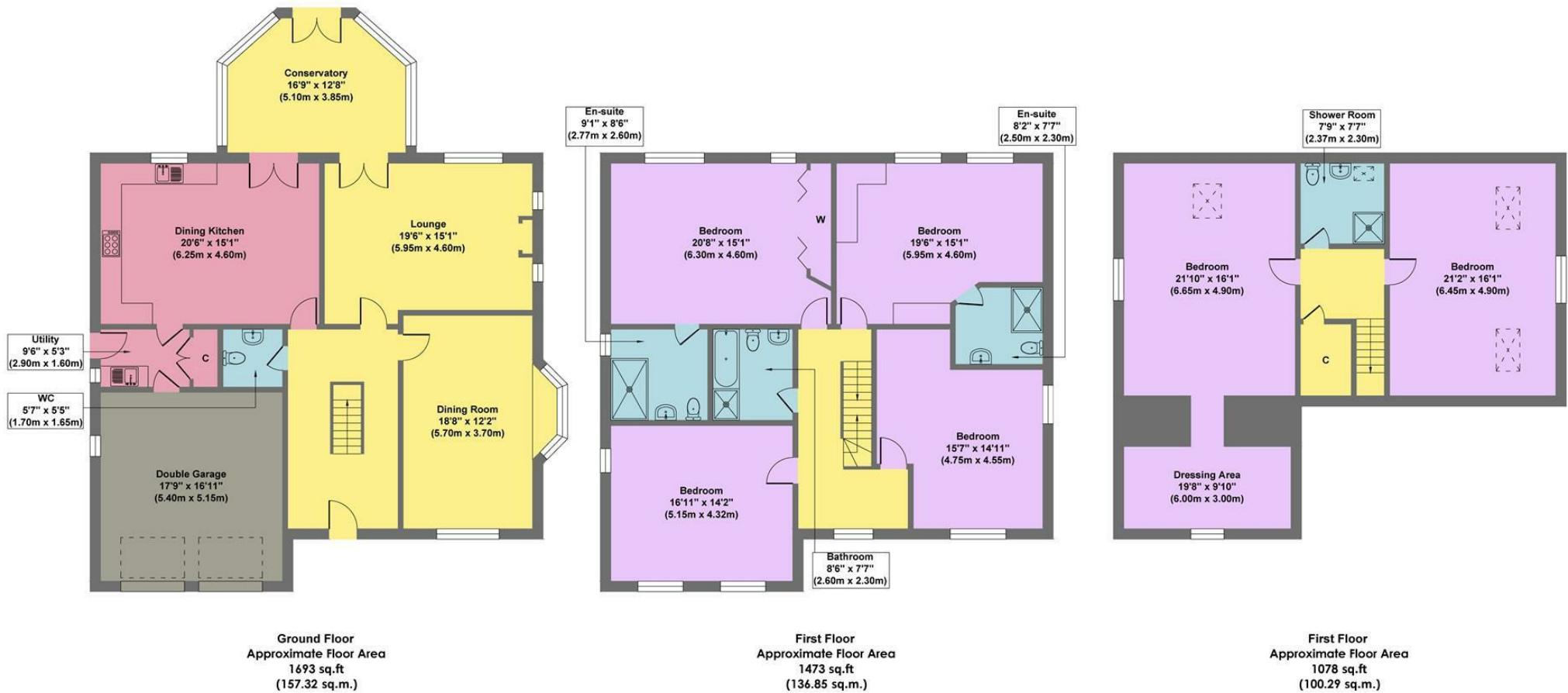


- Large Stone Built Detached Family Home
- Approximately 4000 sqft Of Accommodation
- Large Sitting Room And Separate Dining Room
- Large Living Kitchen And Garden Room/Conservatory
- Six Bedrooms And Four Bathrooms
- Lovely Walks On Blacka Moor And Peak District On Doorstep
- Integral Double Garage
- Exclusive Location At The Top Of Dore
- EPC Rating C/Freehold/Council Tax Band G
- Viewing Via Banner Cross Branch





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**Approx. Gross Internal Floor Area 4244 sq.ft / 394.46 sq.m**

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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