



Corner Cottage, 32 Townhead Road, Dore, Sheffield, S17 3GA





# Corner Cottage, 32 Townhead

## Dore

Guide Price

# £365,000

GUIDE PRICE £365,000-£375,000

NO CHAIN

**\*\*FREEHOLD\*\*** A rare opportunity to acquire a quaint, charming and most characterful extended stone built cottage tucked away in the heart of Dore Village, offering spacious accommodation and a fantastic landscaped wraparound garden. Pre-app plans available for extra bedroom, family bathroom, garden room, shower room and laundry room.

The accommodation briefly comprises: Large extended dining kitchen with good range of units and dining area, cloakroom and W.C, cellar head leading to useful basement cellar ideal for storage. Sitting room with feature fireplace and Clearview stove with stone hearth and Oak mantle above. Double doors leading through to garden/dining room with feature vaulted ceiling and double doors to the terrace and garden. First Floor: A very spacious master bedroom with views over to Blacka Moor, second double bedroom and luxury shower room with W.C, wash hand basin and towel rail as well as housing of the combination boiler.

Outside: The property is accessed to the front via a communal courtyard. To the rear and side, a stunning beautifully landscaped and very well maintained South Westerly facing garden with terrace area, lovely features and providing colour throughout the year and a haven for wildlife. Greenhouse and garden shed. Gate with access to rear. Parking is on street however there is an informal arrangement with Dore Club to rent a parking space in their adjoining car park.

With great schools, close bus route and proximity to the Peak District an internal inspection is highly recommended in order to appreciate this delightful cottage and enviable location. Viewing highly recommended.



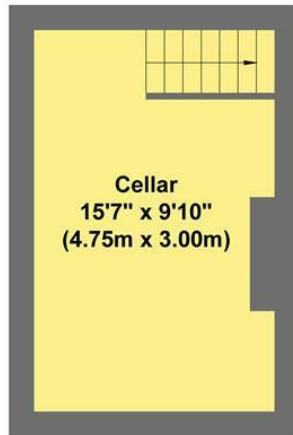
- Freehold Extended Corner Cottage with No chain
- Rare Opportunity to Purchase Such a Gorgeous Characterful Property
- Tucked Away In the Centre of Dore Village
- Very Spacious Ground Floor Accommodation
- Large South Westerly Corner Garden
- Very Spacious Master Bedroom With Views Over Blackamoor
- Excellent Village Amenities and Adjoins The Stunning Peak District
- Tenure: Freehold / Council Tax C
- EPC D
- Viewing Via Banner Cross Office



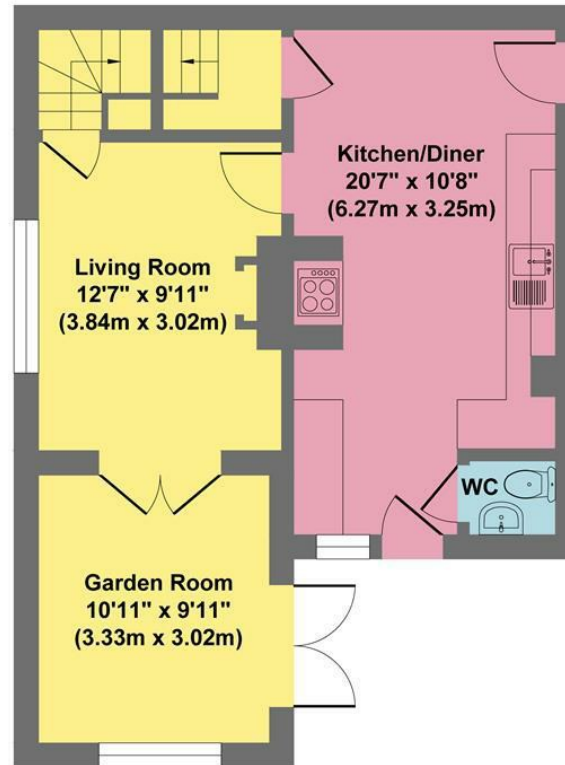




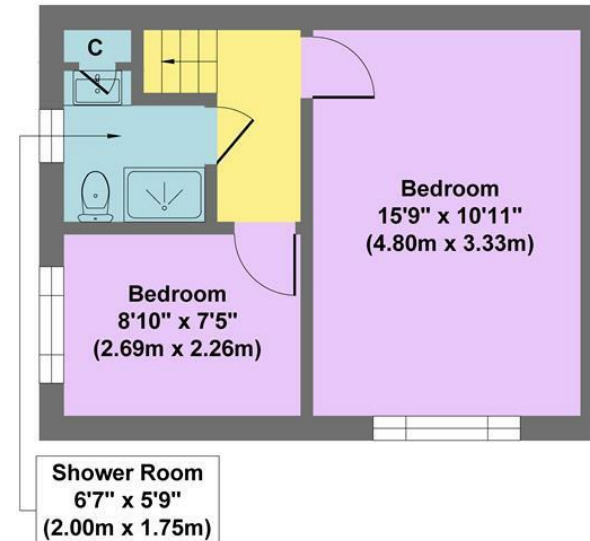
## 32 Townhead Road



**Cellar**  
Approximate Floor Area  
Area 153 sq.ft  
(14.21 sq.m.)



**Ground Floor**  
Approximate Floor Area  
Area 514 sq.ft  
(47.75 sq.m.)



**First Floor**  
Approximate Floor Area  
Area 332 sq.ft  
(30.84 sq.m.)

**Approx. Gross Internal Floor Area 999 sq.ft / 92.80 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.'