



34 Kerwin Drive, Dore, Sheffield, S17 3DG

Saxton Mee

# 34 Kerwin Drive

## Dore

Guide Price

# £625,000

£625,000-£650,000

A family forever home with huge potential to extend (subject to the necessary consents) and situated in this highly regarded area in the catchment area for excellent schools.

This delightful property has been lovingly maintained by the same family since the 1960's. It comprises in brief:

Entrance hallway, downstairs w.c, lounge with bay window and feature fireplace, dining room with feature fireplace and door onto the pleasant rear garden, and a fitted kitchen. There is a further door to a covered area with a further downstairs w.c, two store rooms and an integral garage. To the first floor there are four bedrooms-two good size doubles, a smaller bedroom and a small single bedroom-ideal as a study. There is a shower room and separate w.c.

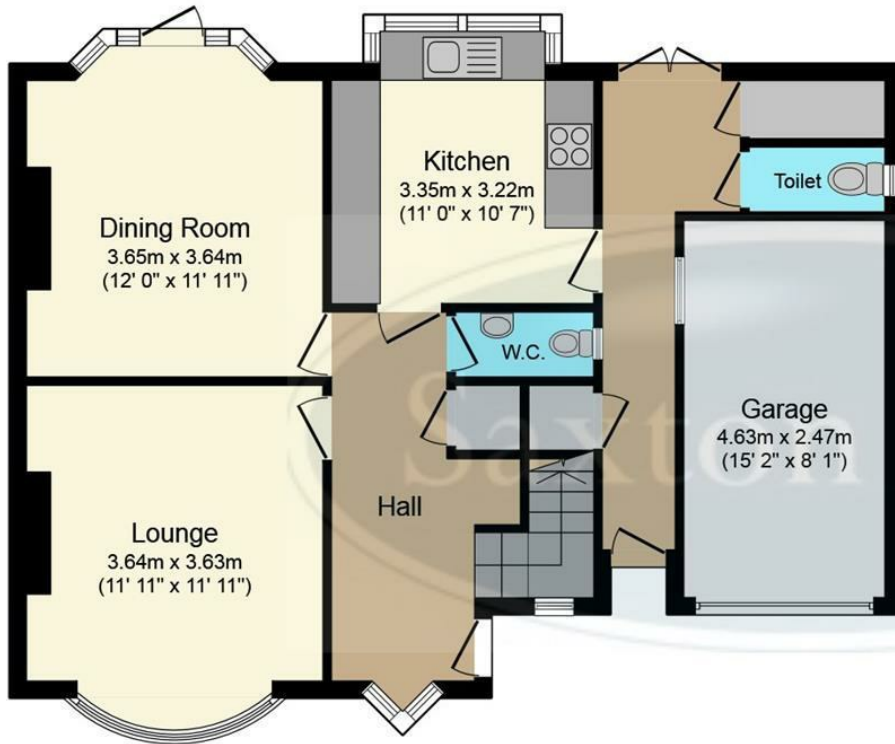
Externally the property has a driveway providing off road parking for numerous vehicles. To the rear of the property is a patio area and a garden which is mostly lawn with a variety of mature shrubs.



- FAMILY FOREVER HOME
- FOUR BEDROOMS THREE BATHROOMS
- TWO RECEPTION ROOMS
- LOTS OF POTENTIAL TO EXTEND
- FLAT PLOT WITH LEVEL BACK GARDEN
- IN THE CATCHMENT FOR EXCELLENT SCHOOLS
- WELL PLACED FOR ALL LOCAL AMENITIES AND EASY ACCESS TO THE PEAK DISTRICT
- FREEHOLD
- COUNCIL TAX BAND E
- VIEWINGS BY BANNER CROSS BRANCH

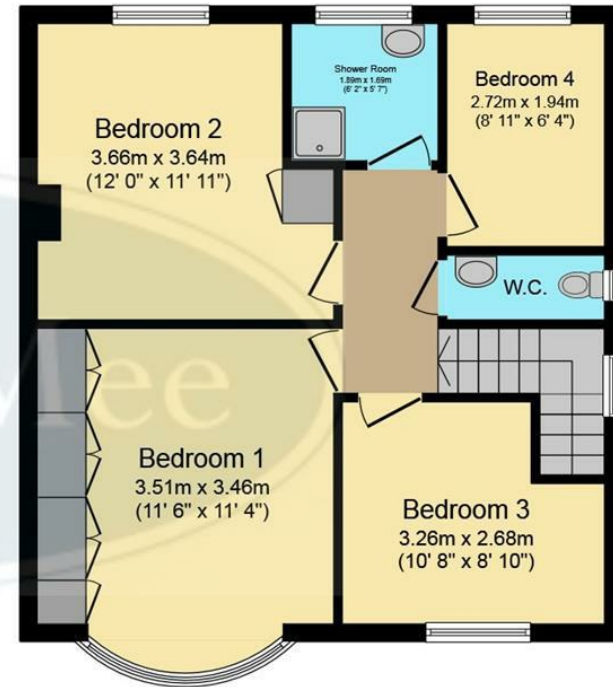






## Ground Floor

Floor area 75.1 sq.m. (808 sq.ft.)



## First Floor

Floor area 52.4 sq.m. (564 sq.ft.)

**TOTAL: 127.5 sq.m. (1,373 sq.ft.)**

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

