



281 Abbeydale Road South, Dore, Sheffield, S17 3LB

Saxton Mee

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Dore

Guide Price

£525,000

£525,000-£550,000 Guide Price

This three bedroom, three bathroom, period family home has the benefit of a home office and makes the perfect purchase for any family buyer looking for a property in the catchment area for excellent schools as well as easy access to the Peak District, Sheffield City Centre, the Train Station, Hospitals and Universities.

Having been extended to the side and into the loft space, this unusual, light and airy family home offers a unique space and is definitely worthy of an internal inspection.

This lovely home briefly comprises;

Ground Floor: Lounge with bay window, period features, wood burning stove and Belgium Oak flooring extending into the spacious dining room which has access down to three cellar areas offering superb storage space (and the potential to convert subject to necessary consents). The open plan kitchen is fitted with a good range of base drawers and wall units and with patio doors out onto the superb size terrace making this property a fabulous home for entertaining. Utility Room and downstairs w.c. A staircase from the dining room gives access to the first floor landing.

First Floor: Two good size double bedrooms, each with fitted wardrobes and a family bathroom with bath, separate shower cubicle, wash hand basin and w.c.

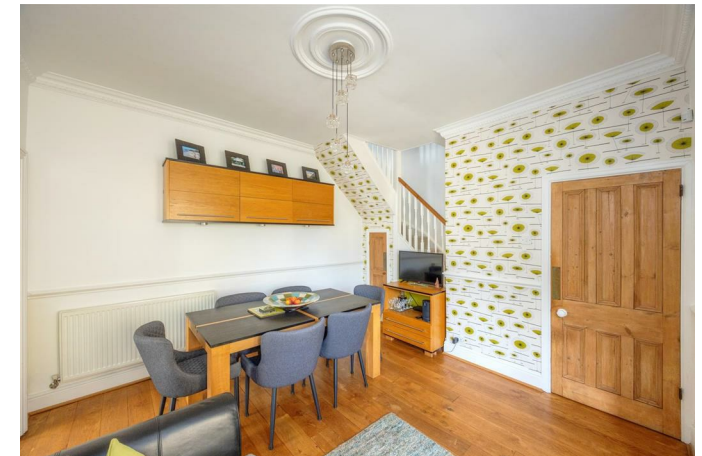
A further staircase rises giving access to the master bedroom suite which has Velux windows to the rear, a side facing window providing lovely views and an en suite shower room.

To the front of the property is a fore garden. A driveway provides off road parking and access to a car port. To the rear of the property is a good size double garage/workshop and a home office.

The garden to the rear benefits from a part covered terrace, lawn and a range of mature shrubs and trees.



- Three Bedrooms Plus Home Office
- Three Bathrooms
- Double Garage/Workshop To The Rear
- Master Bedroom With Ensuite Shower Room
- In the Catchment Area For Excellent Schools
- Well Maintained Throughout
- Light And Airy With Unique Features
- EPC Awaited
- Tenure: Freehold
- Viewings Via Banner Cross Branch







Basement
Floor area 35.3 m²
(380 sq.ft.)

Ground Floor
Floor area 52.2 m²
(562 sq.ft.)

First Floor
Floor area 44.6 m²
(480 sq.ft.)

Second Floor
Floor area 24.2 m²
(260 sq.ft.)

Outbuilding
Floor area 33.5 m² (360 sq.ft.)

TOTAL: 189.8 m² (2,043 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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