



260 Abbeydale Road South, Dore, Sheffield, S17 3LL



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Dore

Guide Price

£700,000

GUIDE PRICE £700,000 - £725,000

New to market this stylish extended five bedroom detached family home, provides the perfect space for modern family living. Situated in this highly sought after location and in the catchment area for excellent schools, benefitting from the local amenities of Dore & Totley, parks, close public transport/rail links and proximity to the Peak District.

The property benefits from Hive gas central heating, double glazing, original stained windows, a new front and side door and bifold kitchen doors opening onto travertine tiled entertaining area in the enclosed, tree lined garden with pergola.

A welcoming spacious hall leading into an extended large family dining/kitchen living space with Travertine floor tiles and marble island worktops, gym/snug/home office, utility room housing a boiler (2 years old), downstairs cloakroom. Understairs storage cupboard.

The first floor has the master bedroom with attractive shutters overlooking the front of the property, fully tiled ensuite and walk-in black framed shower. 3 further bedrooms and tiled family bathroom. A staircase rises from the first floor landing to give access to the loft conversion incorporating a large bedroom with Velux window.

There is a front grassed garden with mature trees & shrubs, set back from the road and storage shed. The paved driveway offers parking for 4 cars.

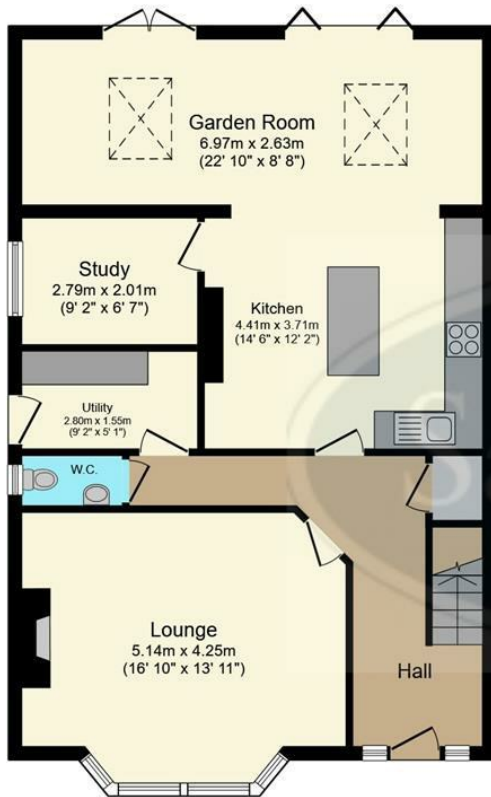
An internal inspection is highly recommended in order to appreciate this delightful accommodation and enviable location. A real gem!



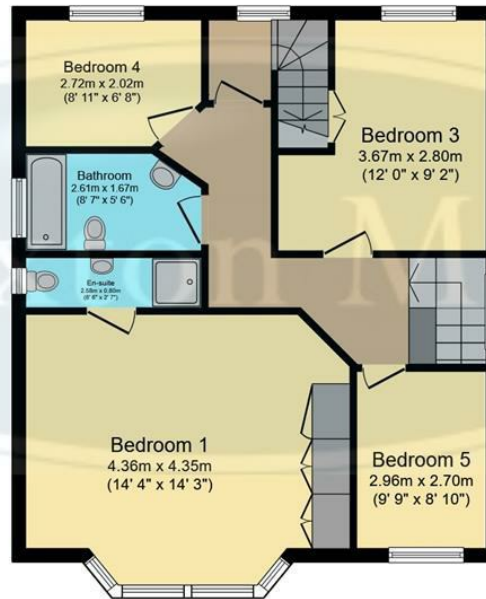
- Extended large 5 bedroom detached family home
- Family living/dining kitchen with island
- Utility room
- Outside entertaining area & enclosed rear garden
- Master bedroom with En suite
- Parking for 4 cars
- Excellent school catchment area
- Close to local amenities, parks, Ecclesall woods, Peak District & transport links
- EPC D, Council Tax F, Leasehold
- Viewing via Banner Cross office



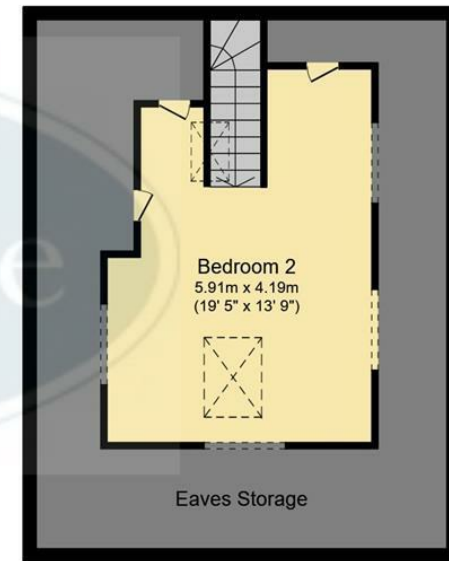




Ground Floor
Floor area 83.3 m² (896 sq.ft.)



First Floor
Floor area 62.6 m² (674 sq.ft.)



Second Floor
Floor area 54.4 m² (586 sq.ft.)

TOTAL: 200.3 m² (2,156 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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