



224 Dobcroft Road, Ecclesall, Sheffield, S11 9LJ

Saxton Mee

224 Dobcroft Road Ecclesall

Offers Around

£895,000

Situated near the top of this very popular and sought-after road in an exclusive residential suburb and great catchment area for schools, a substantial six Bedroom, four Bathroom, Detached family home on a lovely level plot with accommodation extending to approximately 3,567 Sq. Ft.

The very spacious and versatile accommodation comprises a long entrance Hall, Cloakroom with LFWC and WHB, bay windowed Sitting room, rear-facing bay windowed Family room, a fantastic large room. A separate Dining room with patio doors to rear terrace and Garden, large breakfast Kitchen with a range of built-in appliances, Utility room, Integral Garage.

On the First Floor; Bedroom One with en-suite Shower room, bay windowed Bedroom Two, Bedroom Three with En-suite having had first fix but not fitted out. Bedroom Four, Bedroom Five, and family Bathroom with first fit but not fitted out. On the Second Floor; very large Bedroom, ideal as a Games or Cinema room, Bathroom first fix but not fitted out, and useful Storeroom.

Outside to the front; block paving, providing extensive off-road parking and giving access to integral Garage. To the rear; lovely long, level, enclosed Garden which is principally laid to lawn ideal for a family and with large paved terrace area, ideal for entertaining.

Three out of the four Bathrooms have first fix plumbing, but are not fitted out or tiled, and the purchaser can complete to their own specifications.



- Large Six Bedroom, Freehold, Detached Family Home
- Accommodation Extending to Approximately 3,567 Sq. Ft.
- Four Bathrooms, One Fully Fitted Out and Three with First Fix Plumbing enabling the Purchaser to fit to their own Specifications
- Three Reception Rooms
- Large Living Kitchen with Range of Appliances
- Lovely Large, Level Plot Extensive to the Rear and Enclosed
- Great Catchment Area for Schools including Dobcroft and Silverdale
- Ample Off-road Parking and Integral Garage





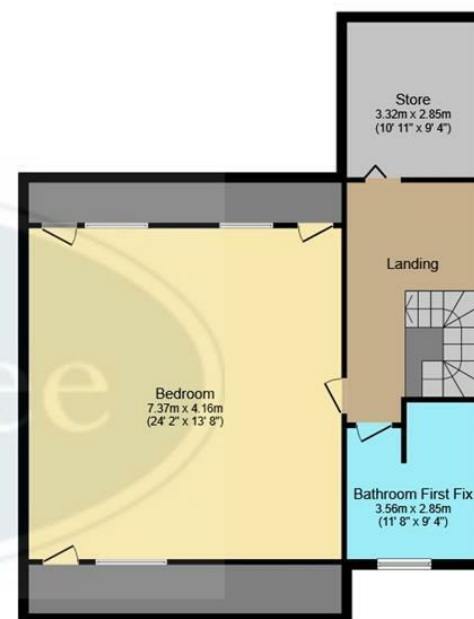
Ground Floor

Floor area 112.3 sq.m. (1,209 sq.ft.)



First Floor

Floor area 106.3 sq.m. (1,145 sq.ft.)



Second Floor

Floor area 100.4 sq.m. (1,081 sq.ft.)

Total floor area: 319.1 sq.m. (3,434 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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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

