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29 Dalewood Road, Beauchief, Sheffield, S8 0EB

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## £675,000

A stunning three double bedroom, three bathroom dormer bungalow with swimming pool situated on this tree lined street within Beauchief. This neutrally decorated accommodation offers over 2000sq ft and briefly comprises; entrance hall having Amtico flooring with stairs to the first floor master suite which has a walk in wardrobe and a luxury ensuite bathroom. To the ground floor are two double bedrooms - one to the front and one to the rear both having floating fitted furniture. The bespoke fitted kitchen is in the heart of the home and has a range of matching wall, base and tall units providing excellent functionality, double doors open to the living room which has a front facing box bay window and feature fireplace. Off the rear of the kitchen is a glazed dining area having bifold doors to access the garden patio. Moving through the dining area is an inner lobby to access the pool area which has a separate shower room/w.c. and pool room which in turn has bi-fold doors to the garden. Externally the property has off road parking to the front for several cars and a gated carport provides further space and has a useful built in store. To the rear is the delightful garden which has external lighting and mainly laid to lawn having mature shrubs to the borders. There is a raised decked seating area and a workshop/studio/office making it an ideal space for outside entertaining and alfresco dining.

### GENERAL REMARKS

#### TENURE

This property is Freehold

#### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band D.

#### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

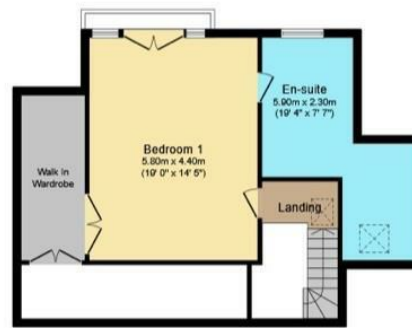
#### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

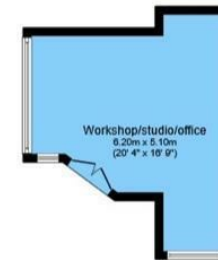
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**Ground Floor**



**First Floor**

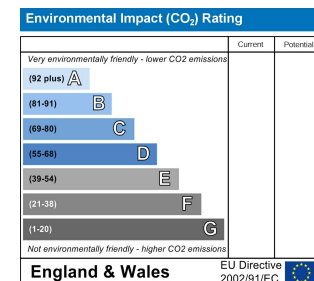
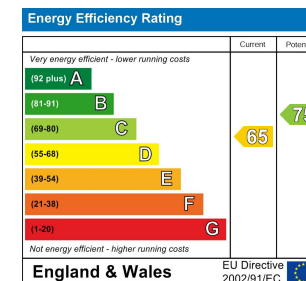


**Outbuilding**


Total floor area 207.8 m<sup>2</sup> (2,237 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



