







153 Dobbin Hill

Ecclesall • Sheffield • S11 7JF

£550,000

A beautiful 1930s 4 bedroom detached property occupying a lovely plot with gardens to the front and rear and delightful open views. This well-loved family home, one of only two of this design on Dobbin Hill, has many appealing period features and a range of accommodation that offers flexible use to the growing family or downsizers with the possibility to use reception rooms on the ground floor as a bedroom. On the ground floor is a kitchen, fitted with matching wall and base units, complemented by a matching work surface, integrated oven and induction hob, together with space for a range of appliances. There is a wood burning stove set to a stone hearth and a wall mounted Baxi gas combination boiler. The living room has another wood burning stove set to a brick hearth and French doors opening to a decked balcony with lovely open views and overlooking the rear garden. There is a separate formal dining room and a study providing ideal work from home space. The bathroom has a suite in white comprising bath with electric shower over, pedestal wash hand basin and part tiled walls. Separate W.C. On the first floor the original two large double bedrooms are now divided into three smaller double bedrooms and a single. There is potential to create dormers to open up the rooms further. There is also a separate WC. Outside the property occupies an excellent plot, with steps leading down from the pavement to the front garden, well stocked with a range of attractive shrubs and plants, and a useful understairs bike store. To the rear is a lovely natural wildflower garden lovingly created by the present owners over recent years, with a pond, fruit trees and 2 patio areas ideal for sitting out and entertaining. The rear garden is particularly private with a lovely backdrop, and is surrounded by a range of natural hedge borders. A half door at the rear opens to very useful underhouse storage and a workshop area.





- Detached House
- 4 Bedrooms
- Lovely Views
- Large Wildflower Garden
- Versatile Accommodation

- Very Popular Location
- Excellent Local Schools
- Period Features
- Freehold
- EPC - D



153 DOBBIN HILL

APPROXIMATE GROSS INTERNAL AREA = 144.1 SQ M / 1551 SQ FT

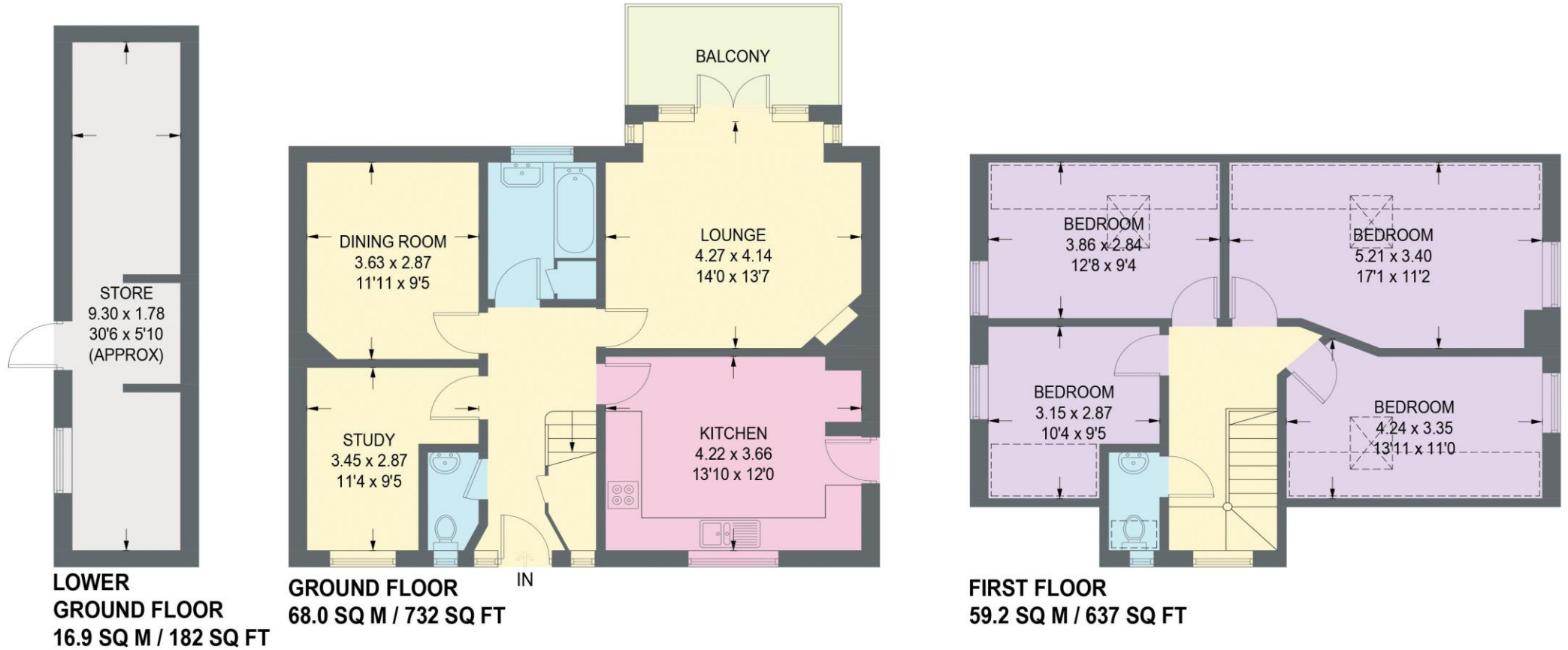


Illustration for identification purposes only,
measurements are approximate, not to scale.



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