







7 Savage Lane

Dore • Sheffield • S17 3GW

Offers In The Region Of £595,000

A beautiful and charming stone built 5 bedroom end cottage in Dore village. The property dates back to 1782, is grade II listed within a conservation area, retains original features, has two reception rooms, multi fuel burner, ground floor W.C, two bathrooms, double glazing, gas central heating and stands in fabulous established cottage style gardens with seating areas and driveway. The accommodation comprises: Entrance porch with quarry tiled floor. Breakfast kitchen having a range of painted units complemented by oak worktops, two Bosch integrated freezers, fridge, dishwasher and gas fired AGA cooker, Amtico flooring and stable style door giving access to the gardens. Dining room with display recess, painted beamed ceiling and stone flagged floor which continues through a stone arch into the living room. The living room has a feature stone fireplace with multi fuel burner, fitted bookcase and contemporary glazed door to a rear lobby giving access to the rear of the property and a W.C in white which is part tiled and has a modern column radiator. Staircase leads to the first floor. There are 3 bedrooms all having built in wardrobes/storage and the main bedroom having an en-suite shower room. There are two further staircases, one leading to bedroom 4 and a shower room and the other to bedroom 5. Outside there are beautifully maintained and established gardens with variety of trees, shrubs, bushes, rockery, seating areas, bbq area, garden shed and pebbled driveway with gates. Dore offers a variety of shops, cafes, restaurants, pubs, sports & recreational facilities, OFSTED outstanding local schools & Dore church. The city centre, hospitals, universities & the Peak District are easily reached by bus, train or road.



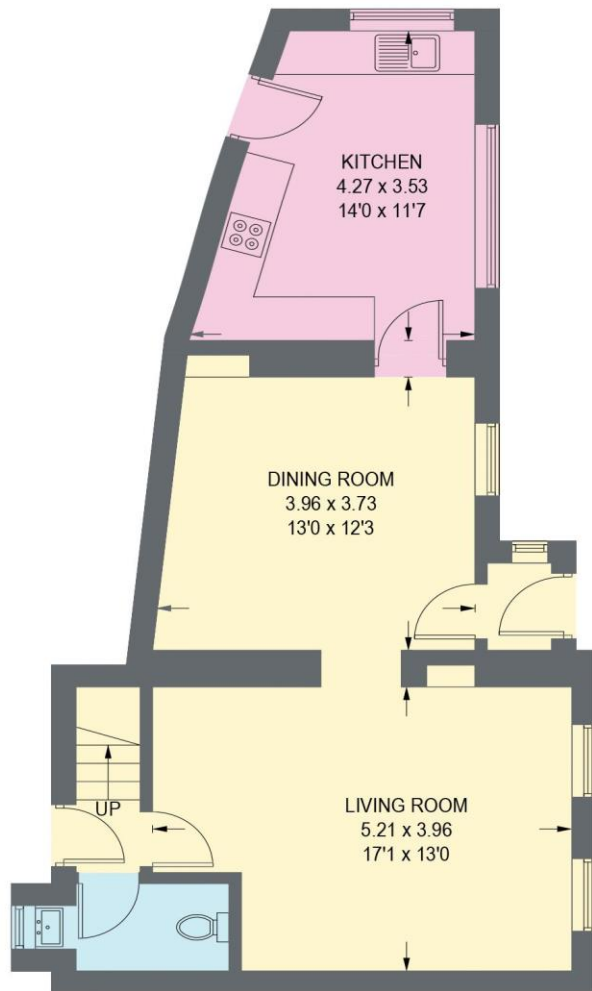


- 5 Bedroom Stone Built End Cottage
- Grade II Listed Within A Conservation Area
- Beautifully Maintained Cottage Gardens
- Feature Fireplace With Multi Fuel Burner
- Pebbled Driveway
- Double Glazing & Gas Central Heating
- Two Bathrooms & Ground Floor W.C
- Excellent Amenities & Transport Links
- Council Tax Band E & EPC Rating TBC
- Freehold

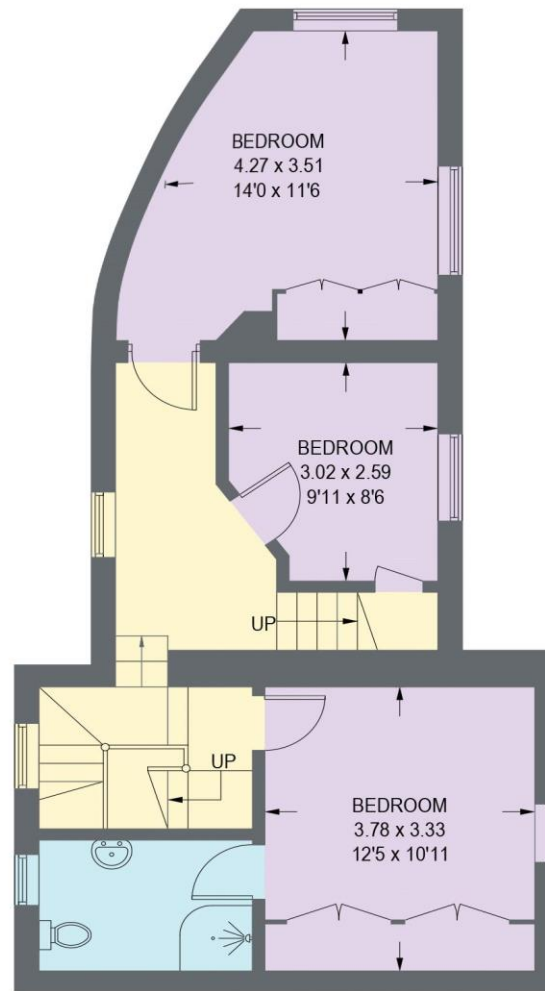


7 SAVAGE LANE

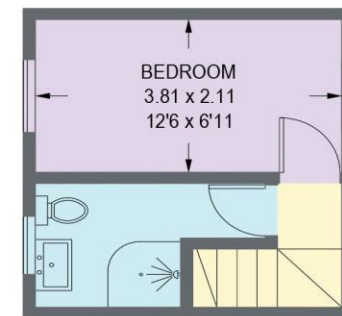
APPROXIMATE GROSS INTERNAL AREA = 142.8 SQ M / 1536 SQ FT



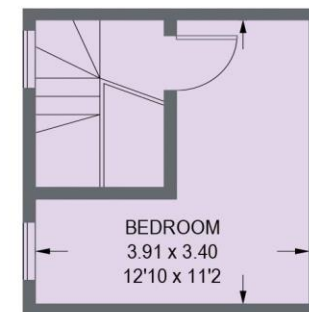
GROUND FLOOR
56.8 SQ M / 611 SQ FT



FIRST FLOOR
57.7 SQ M / 621 SQ FT



SECOND FLOOR
15.0 SQ M / 161 SQ FT



SECOND FLOOR
13.3 SQ M / 143 SQ FT

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



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