











## 33 King Egbert Road

Totley Rise • Sheffield • S17 3QR

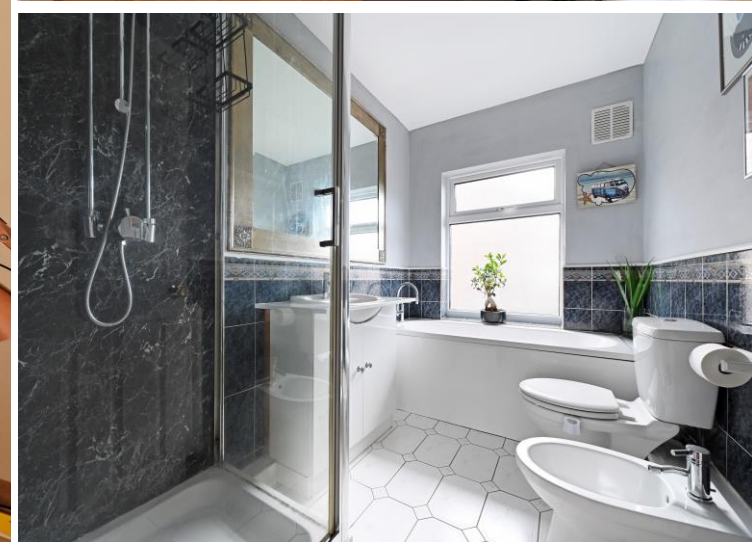
Asking Price £650,000

A fabulous 4 double bedroom spacious family home located on a quiet cul de sac location nestled between Dore and Totley, S17. Flexible accommodation, filled with natural light and stunning views from 2 rear facing balconies overlooking an attractive, enclosed south facing garden. Benefits from a generous driveway, combination gas central heating and double glazing. Freehold with no onward chain. The ground floor enters into a generous welcoming hallway leading through to 2 generously proportioned reception rooms, a bright and airy dining room and cheerful lounge overlooking the rear garden, complemented by French doors opening onto an impressive balcony. The kitchen is fitted with a range of matching units with space and plumbing for appliances and side door access direct to the driveway. Also, on the ground level is a versatile room ideal for home office or separate utility room and WC. The first floor comprises 4 generously proportioned, neutrally presented double bedrooms all filled with natural light. The main bedroom features an ensuite shower room and balcony taking full advantage of the pleasant outlook. The family bathroom is equipped with a modern white suite, separate shower enclosure and partial tiling. Externally a generous driveway creates off street parking for multiple vehicles, To the rear of the property are 3 basements offering ideal storage solutions and housing the combination boiler. The attractive garden is laid predominantly to lawn, enclosed by established hedging and complemented by mature fruit trees. King Egbert Road is well-placed for local shops and amenities in Dore and Totley with regular public transport including Dore Train station providing direct access to the city centre and the Peak District. Excellent primary and secondary schools within catchment.









- Spacious Semi Detached Family Home
- 4 Generously Proportioned Double Bedrooms
- Quiet Cul De Sac Location
- Located Between Dore Village & Totley
- Lights & Airy Flexible Accommodation
- 2 rear Facing Balconies & Superb Views
- Attractive South Facing rear Garden
- Generous Driveway for Multiple Vehicles
- Freehold & No Chain
- Council Tax Band E, EPC Rating D







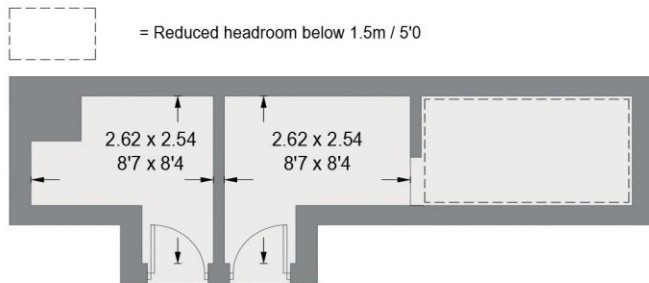


# 33 KING EGBERT ROAD

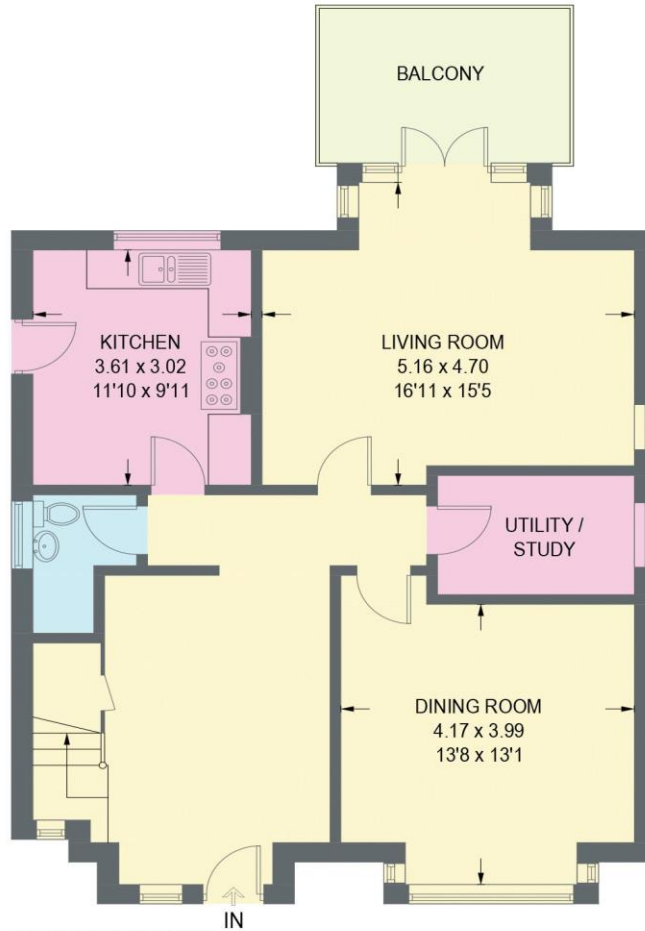
APPROXIMATE GROSS INTERNAL AREA = 163.3 SQ M / 1757 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

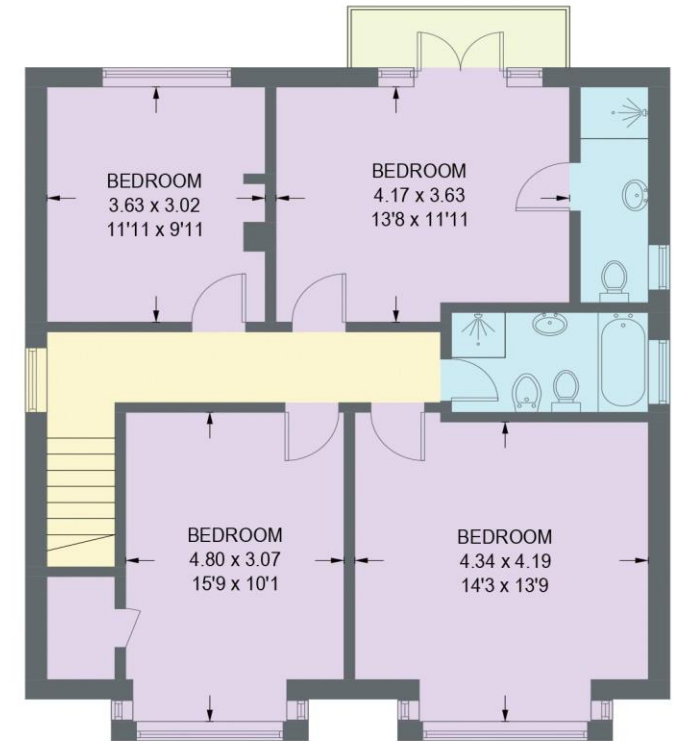
TOTAL = 179.8 SQ M / 1935 SQ FT



**CELLAR**  
16.5 SQ M / 178 SQ FT



**GROUND FLOOR**  
82.9 SQ M / 892 SQ FT



**FIRST FLOOR**  
80.4 SQ M / 865 SQ FT

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





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