







39 Cavendish Avenue

Dore • Sheffield • S17 3NJ

Guide Price £700,000 to £710,000

Attractive 4/5 bedroom dormer bungalow, nestled at the end of a quiet cul-de-sac in the sought after suburb of Dore, S17. This detached property, measuring an impressive 2379 sq. ft, occupies an enviable plot with a long driveway, double garage and a superb, established wraparound garden. It benefits from generously proportioned, flexible accommodation with a pleasant outlook in every direction. The entrance to the property is through a tiled porch and inner hallway incorporating built in cloak and storage cupboards and a WC. The L shaped open-plan living area is spacious, comprising a dining room and separate lounge, both with sliding patio doors to the conservatory, offering stunning views and direct access to the patio & garden. The kitchen/breakfast room is fitted with a range of units, contrasting worktops and tiled splashbacks, with two integrated ovens, a four-ring gas hob, dishwasher and fridge. An adjoining utility room creates further storage and access to the back garden. On the ground floor are 4 bedrooms, each offering pleasant outlooks: 2 double bedrooms, both complemented with ensembles & built-in wardrobes, plus 2 smaller sized bedrooms, one currently used as a study with a wardrobe and under-stairs storage. Stairs rise to another generous double bedroom featuring beautiful views, an ensuite bathroom and built-in wardrobes. Externally, the driveway provides parking for multiple vehicles & leads to a large double garage. The stunning gardens are designed with landscaped lawns, an array of established, attractive planting and a patio ideal for entertaining or relaxing. 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 & buses and Dore train station, allowing direct access to the city as well as Manchester, Manchester Airport and the North-West are within walking distance





- Attractive Detached Dormer Bungalow
- 4/5 Bedrooms & 3 Bathrooms
- Measuring an Impressive 2379 sq ft
- Quiet Cul de Sac Location
- Sought After Suburb of Dore, S17

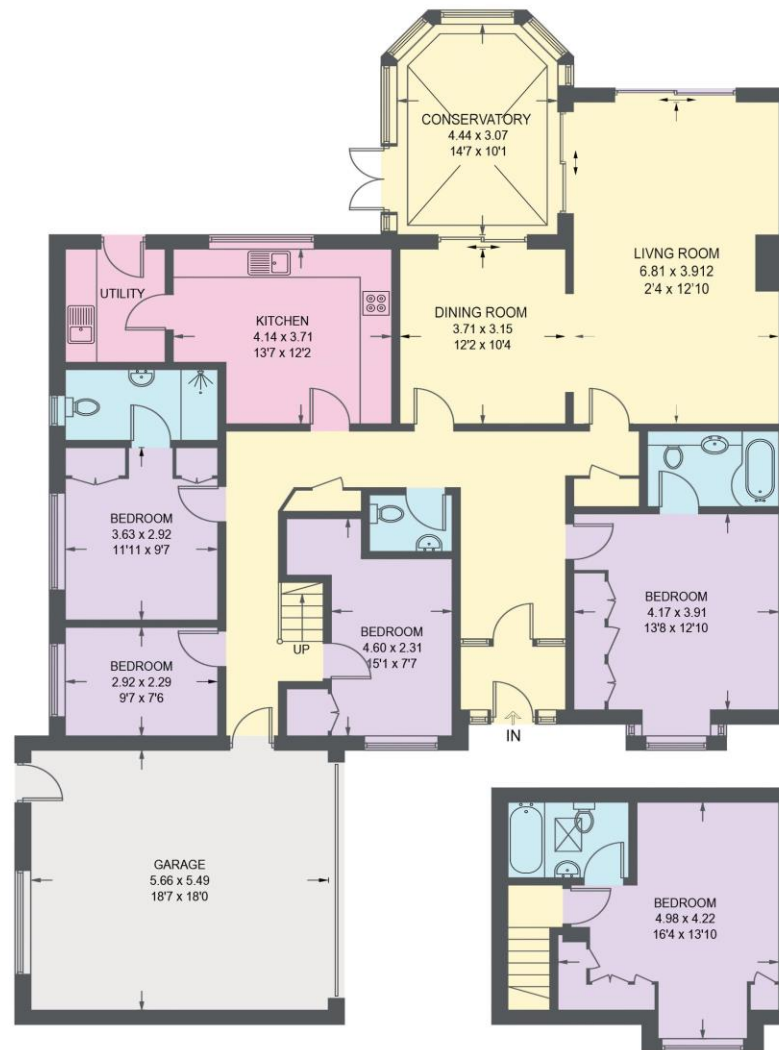
- Spacious Open Plan Living Space & Conservatory
- Private, Landscaped Wraparound Garden
- Generous Driveway & Double Garage
- Freehold & No Chain
- Council Tax Band G, EPC Rating D





39 CAVENDISH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 221.0 SQ M / 2379 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
197.3 SQ M / 2124 SQ FT

FIRST FLOOR = 23.7 SQ M / 255 SQ FT

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



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