



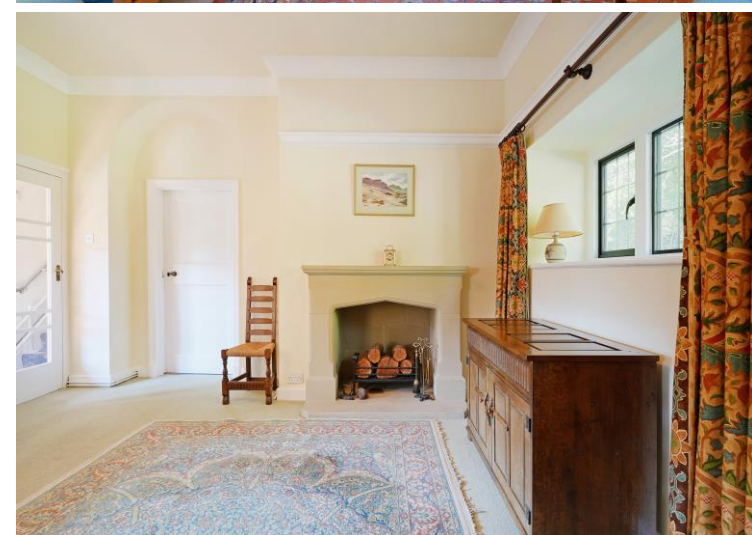


Courtyard House

Newfield Lane • Dore • S17 3DB

Asking Price £750,000

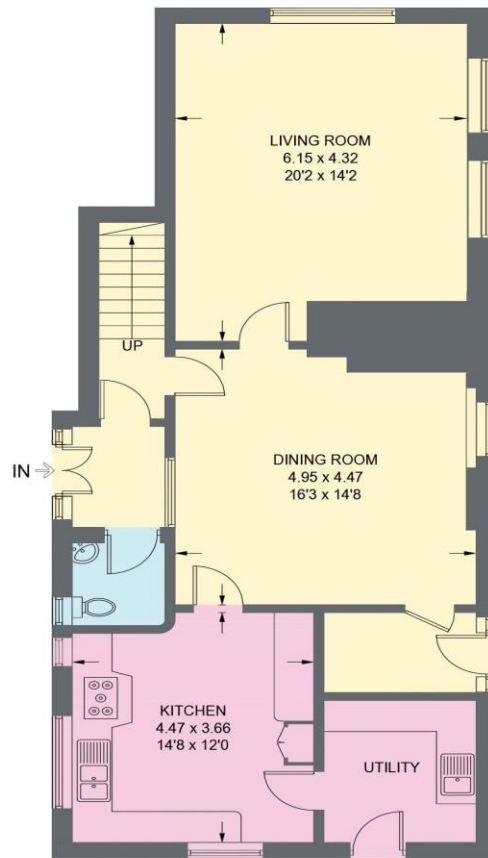
Dating back to 1906 is a fabulous stone built 4 double bedroom, 2 bathroom spacious family home. A sought-after location within Dore village, secluded from the road, offering a pleasant outlook, surrounded by open fields. A unique period property offering spacious accommodation measuring an impressive 2369 sq ft. Features a courtyard and private, mature garden complete with summer house. Benefits from combination gas central heating, double glazing and solar panels. The ground floor enters through either a front or rear porch with alternative side door entry into the utility room. The bespoke David J Martin kitchen has been designed with a range of solid wooden units topped with granite worktops and integrated appliances including oven, microwave, dishwasher, fridge, gas hob and double Belfast sink offering far reaching views at the rear. A separate utility room creates further storage housing the boiler and providing access to the loft space where the solar panel batteries are located. There are 2 generously proportioned reception rooms both complemented by local quarry stone fireplaces and open fire within the lounge. The first floor comprises 2 spacious double bedrooms filled with natural light and a family bathroom complete with traditional white suite, cast iron bath and separate corner shower cubicle. The second floor offers a further 2 good sized double bedrooms and a second bathroom equipped with 3-piece white suite. Externally a rear courtyard offers far reaching views and across the driveway is a secluded, private mature garden filled with established trees, summer house and 2 garden sheds. Dore is one of Sheffield's most sought-after locations with a range of shops, cafes, restaurants and pubs in the village, schools, recreational facilities, public transport, and access links to the train station, city centre, hospitals, and universities.



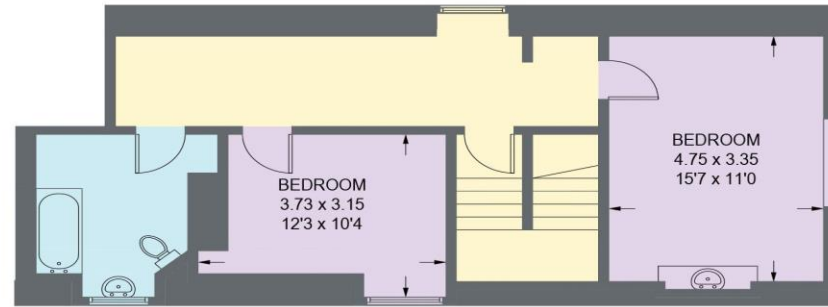
- Spacious Semi Detached Family Home
- Secluded Location & Superb Outlook
- 4 Double Bedrooms & 2 Bathrooms
- Period Property Dating Back to 1906
- 2 Reception Rooms with Feature Fireplaces
- Light & Airy Dining Kitchen & Separate Utility
- Sought After Development in Dore, S17
- Courtyard & Mature Private Garden
- Freehold & No Chain
- Council Tax Band G, EPC TBC

COURTYARD HOUSE

APPROXIMATE GROSS INTERNAL AREA = 220.1 SQ M / 2369 SQ FT



GROUND FLOOR
88.5 SQ M / 953 SQ FT



SECOND FLOOR
54.9 SQ M / 591 SQ FT



FIRST FLOOR
76.7 SQ M / 825 SQ FT

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

(ID/MRP/2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.