











## 226 Dobcroft Road

Ecclesall • Sheffield • S11 9LJ

Guide Price £750,000-£775,000 £750,000

Located on a popular road in one of Sheffield most sought-after suburbs is a detached family home occupying an enviable plot. Offering fabulous potential to update and extend to the side, rear, and into the loft space, all subject to necessary consents. Benefits from a light and airy interior over two floors, gas central heating, double glazing, a sweeping in-and-out block-paved driveway, garages, and a delightful, generous size, lawned rear garden. Fabulous location for highly regarded local schools, Ecclesall Woods, and Millhouses Park. No chain. Freehold. The property enters into an outer porch through a uPVC front door into a welcoming inner hallway. A generously proportioned dual aspect, flexible living space, complemented by a feature fireplace offers sliding patio doors through to a light and airy garden room, taking full advantage of the stunning garden views. The dining room is bay fronted providing fixed window seating and adjoining the dining kitchen. Fitted with a range of wooden units, complementary worktops and tiled splashbacks, complete with a breakfast bar providing a beautiful garden outlook. Integrated appliances include an oven, microwave, dishwasher and fridge freezer, with separate utility/pantry. The first floor has three double bedrooms, previously four, with potential to divide and create a four bedroom property again. Other options include converting a spacious loft and/or extending to the side and rear, subject to consents. The main bedroom is dual aspect providing substantial wardrobe storage and two points of entry. The bathroom provides a bath, shower and hand wash basin, with WC located separately. Externally, a double entry driveway leads to two adjoining double garages, offering fabulous potential. A covered passageway creates internal access to the right hand side garage alongside three separate outhouse storage rooms and an external WC. There is structural movement to the right hand side garage and outbuildings, hence the property is being sold on the basis that these need to be knocked down. It will then create the space to extend, to create a fabulous living kitchen with accommodation above, or an alternative design to meet a buyers requirements, again subject to any necessary consents. The landscaped rear garden is extensive and filled with a variety of established planting, ranging in size, shape and colour. A summer house provides a tranquil seating area in which to enjoy the garden views along with a greenhouse and potting area. The property is situated on a highly sought-after tree-lined road, well-placed for highly regarded local schools, Ecclesall Woods and Millhouses Park, further recreational facilities, local shops and amenities, public transport, and access to the city centre, hospitals, universities, and the Peak District.









- Detached Family Home in Ecclesall, S11
- 3 Double Bedrooms & Potential for 4th
- Occupying an Enviably Plot
- Measuring an Impressive 2646 sqft
- Close to Ecclesall Woods, and Millhouses Park.
- Fabulous Potential to Develop / Extend
- Sweeping in-and-out Block-Paved Driveway
- Generous Landscaped Lawned Garden
- Freehold
- Council Tax Band G, EPC TBC









# 226 DOBCROFT ROAD

APPROXIMATE GROSS INTERNAL AREA = 178.7 SQ M / 1923 SQ FT

OUTBUILDINGS = 67.2 SQ M / 723 SQ FT

TOTAL = 245.9 SQ M / 2646 SQ FT

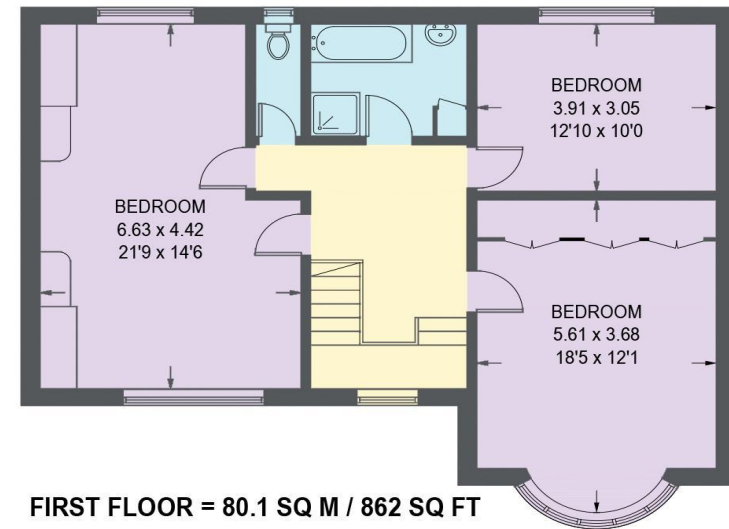
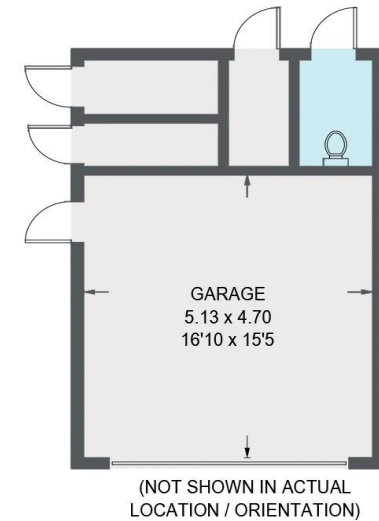
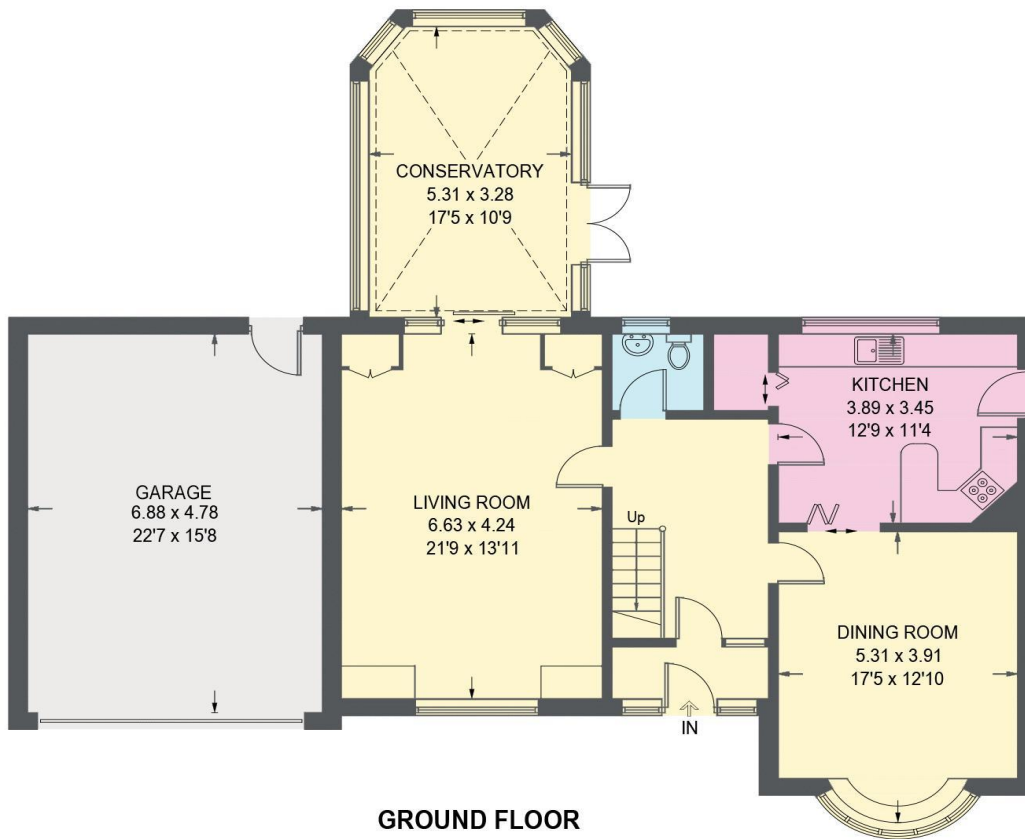


Illustration for identification purposes only, measurements are approximate, not to scale.

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.





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868