







38 King Egbert Road

Totley Rise • Sheffield • S17 3QR

Offers in the Region Of £625,000

Located on a quiet cul de sac location nestled between Dore and Totley, S17 is a 6-bedroom, 3 bathroom detached family home. Spacious accommodation measuring an impressive 1862 sqft, offering flexibility arranged over 3 levels, ideal for family life. Current owners have extended the living space by converting the garage and extending with a conservatory which overlooks the attractive rear courtyard garden. The ground floor enters through a uPVC front door into an inner hallway providing tiled WC and understairs storage. The living room is presented in a neutral palette alongside a separate dining room complete with French doors leading into the conservatory, offering a pleasant garden outlook and stream of natural light. The modern kitchen is fitted with a range of gloss units, contrasting worktops and breakfast bar. Integrated appliances include Bosch double oven, gas hob and extractor, dishwasher and washing machine. The garage has been converted into a flexible utility room, offering additional storage and versatile space ideal for homeworking. The first floor features 4 double bedrooms all providing stylish fitted wardrobes storage with the main bedroom complemented by an ensuite shower room. The family bathroom is partially tiled, equipped with a 3-piece white suite. Stairs rise to the second level providing a further 2 double bedrooms, generous landing and shower room, creating a separate living space. Externally a generous driveway creates off street parking for multiple vehicles. To the rear of the property is a fully enclosed, low maintenance courtyard garden, enhanced by attractive planting on the perimeter wall. 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.





- Attractive Detached Family Home
- 6 Bedrooms & 3 Bathrooms
- Spacious Accommodation Over 3 Storeys
- Modern Kitchen & Bathrooms
- Fabulous Conservatory & Converted Garage

- Excellent Schools in Catchment
- Generous Driveway for Multiple Vehicles
- Enclosed Low Maintenance Rear Garden
- Freehold
- Council Tax Band F, EPC Rating C





38 KING ECGBERT ROAD

APPROXIMATE GROSS INTERNAL AREA = 182.8 SQ M / 1967 SQ FT

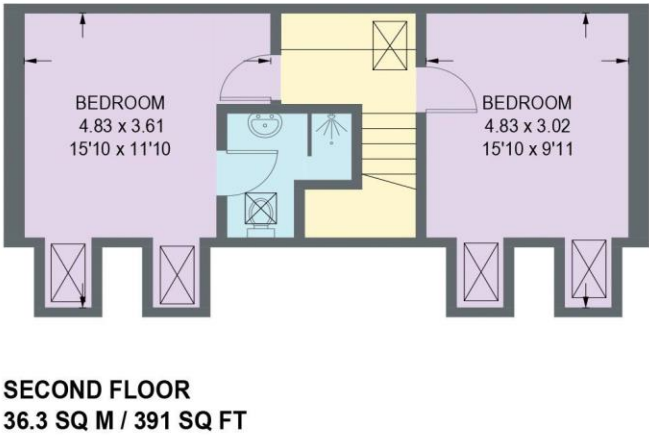
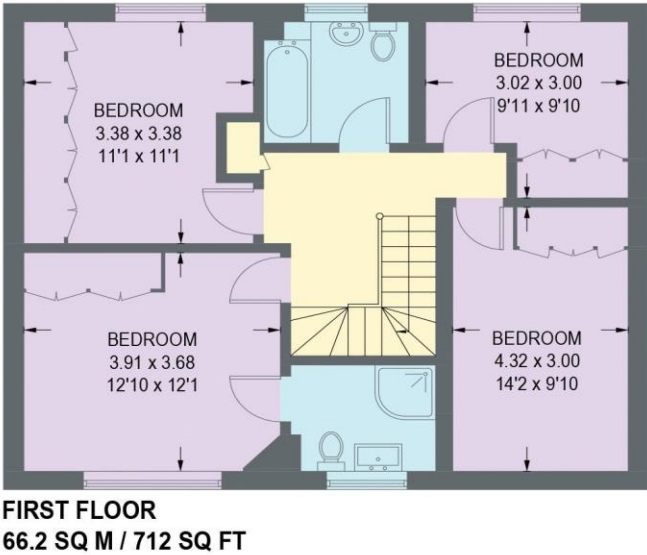
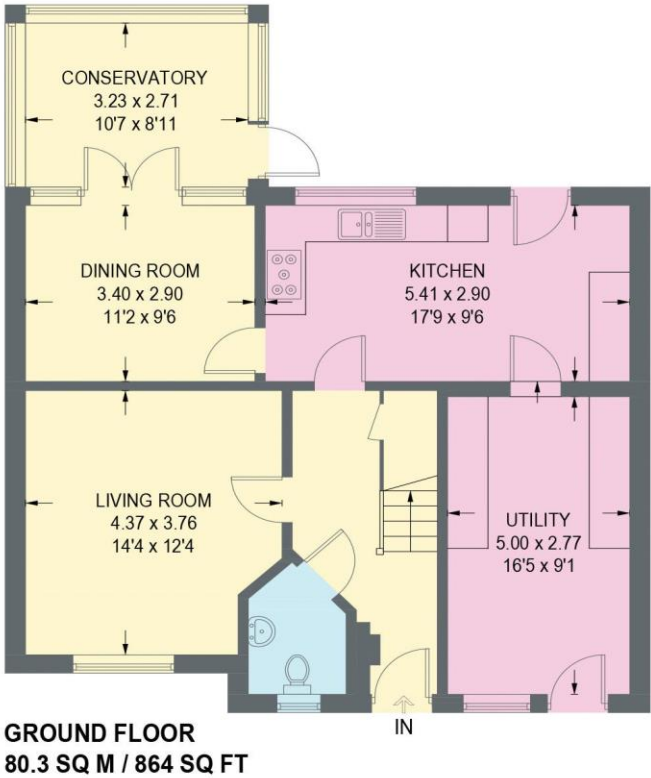


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.



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