











## 27 Durvale Court

Sheffield • South Yorkshire • S17 3PT

Guide Price £690,000 - £710,000.

Located in Dore, one of Sheffield's most desirable residential areas, this spacious 4-bedroom detached family home offers versatile and well-proportioned accommodation, ideal for modern family living. Situated in a highly sought-after and quiet cul-de-sac, the property enjoys an open aspect to the rear over playing fields and is not overlooked by other properties. This freehold home also offers potential to extend, subject to necessary consents, making it an attractive long-term investment. On the ground floor, there is a generous, welcoming hallway, which has been extended to create additional space and light. This leads to an additional reception room with dual aspect windows; perfect as a home office, playroom, or snug. There is also a convenient downstairs WC. The lounge is spacious and light and benefits from a large full-height window. The breakfast kitchen has a lovely garden aspect and is well-equipped with several countertops, matching units, and integrated appliances including a double oven/grill and gas hob. Adjoining the kitchen, the dining room also enjoys views of the garden through sliding patio doors and offers a stylish setting for more formal dining. The separate utility room provides extra storage space and side access to the garden. Upstairs, there are four good-sized double bedrooms. The front-facing master bedroom offers impressive proportions and far reaching views. Two rear bedrooms enjoy peaceful views over the playing fields. The first floor also features a contemporary wet room and a family bathroom fitted with a white three-piece suite, corner shower cubicle and chrome heated towel rail. A spacious landing offers a large storage cupboard housing the combination boiler and access to a partly boarded loft. Outside, a driveway and carport provide off-street parking for multiple vehicles. The wraparound garden offers excellent outdoor living potential with space to relax, entertain, play or dine on the stone patio. There is direct access to the playing fields from the garden via a gate. Dore is well known for its community feel, local amenities, and easy access to both the Peak District and Sheffield city centre. Within walking distance are OFSTED-rated outstanding schools, cafes, shops, pubs, churches, parks, Dore Train Station, and excellent transport links to hospitals and universities.









- Detached Family Home in Dore
- 4 Double Bedrooms & 2 Bathrooms
- Offers Potential to Extend
- Spacious Light & Airy Accommodation
- Pleasant Setting onto Playing Fields
- Reputable Schools Within Catchment
- Attractive Side & Rear Garden
- Cul-de-Sac onto Driveway with Carport
- Freehold
- Council Tax Band F, EPC TBC









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APPROXIMATE GROSS INTERNAL AREA = 166.4 SQ M / 1791 SQ FT

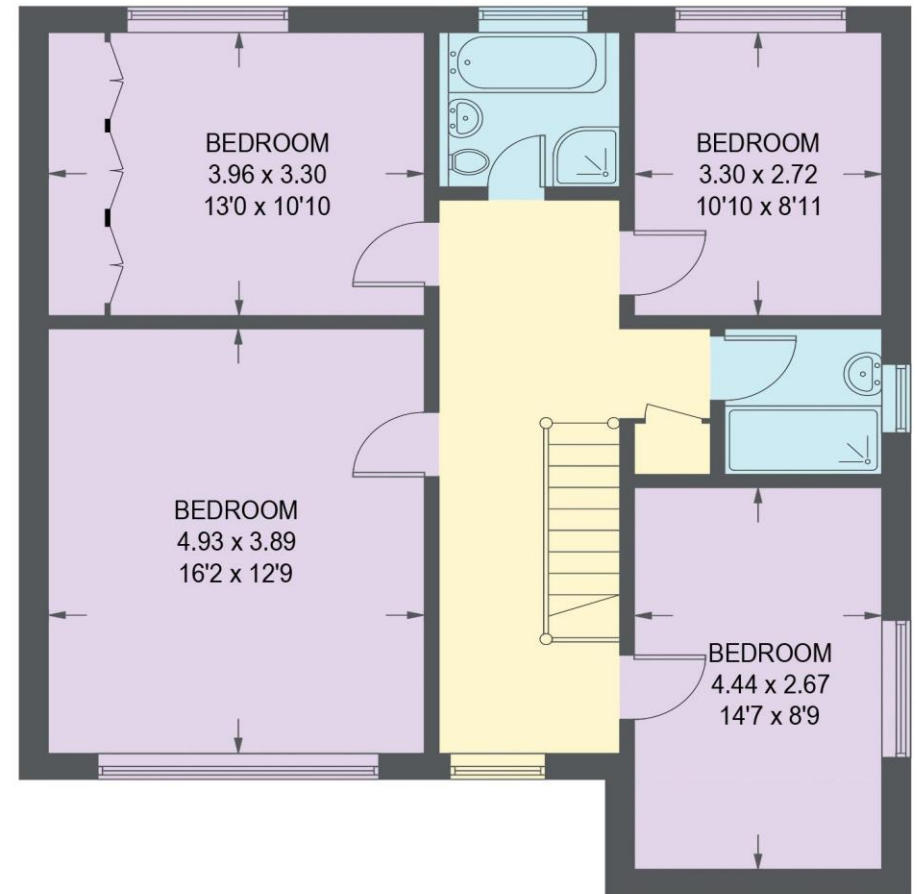


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1219851)





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