







## 50 King Egbert Road

Totley Rise • Sheffield • S17 3QR

£550,000

Located on a quiet cul de sac location nestled between Dore and Totley, S17 is this effectively extended 3 bedroom semi-detached house. The property boasts a stunning open plan kitchen / dining / family room, uPVC glazing, downlighters throughout the property, predominant solid oak flooring to the ground floor, combination gas central heating and is deceptively spacious thought. FREEHOLD. A composite front door leads to the hallway with solid oak flooring and understairs store cupboard. Lounge with bay window and feature wood stove which sits upon a slate hearth and has a wooden mantle above. Superb open plan kitchen/ dining/ family room which features a range of patterned grey high gloss wall and base units with quartz work tops, feature dining 'Island' with integrated 4 ring induction hob with under floor extraction system, further integrated double oven, microwave, coffee maker, double fridge, freezer and dishwasher. Family room with uPVC French doors to the garden and glass 'orangery' style roof. Cloakroom W.C with Velux and access through a courtesy door to the store garage with roll up and over door, space and plumbing for electric washing machine and tumble dryer. To the first floor are 3 generous bedrooms, the Master bedroom has wardrobes which are to be included in the sale and a bay window. Shower room with full tiling, tiled flooring, chrome heated ladder style radiator, separate W.C. from the landing there is access to the roof space. Outside to the front is a block paved double driveway with raised blue slate boarders. To the rear is a generous garden laid predominantly to law with decked patio area. The garden office has power, lighting and underfloor heating. There is planning permission in place for a single storey extension above the garage to provide a further bedroom and bathroom to the first floor. 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.





- Effectively Extended
- 3 Bedroom Semi Detached House
- uPVC Double Glazing
- Combination Gas Central Heating
- Stylish Open Plan Kitchen / Family / Dining Room
- Integrated Appliances
- Enclosed Garden with Garden Office
- Beautifully Presented Throughout
- Sought After Location
- Council Tax Band D - EPC Band C - FREEHOLD

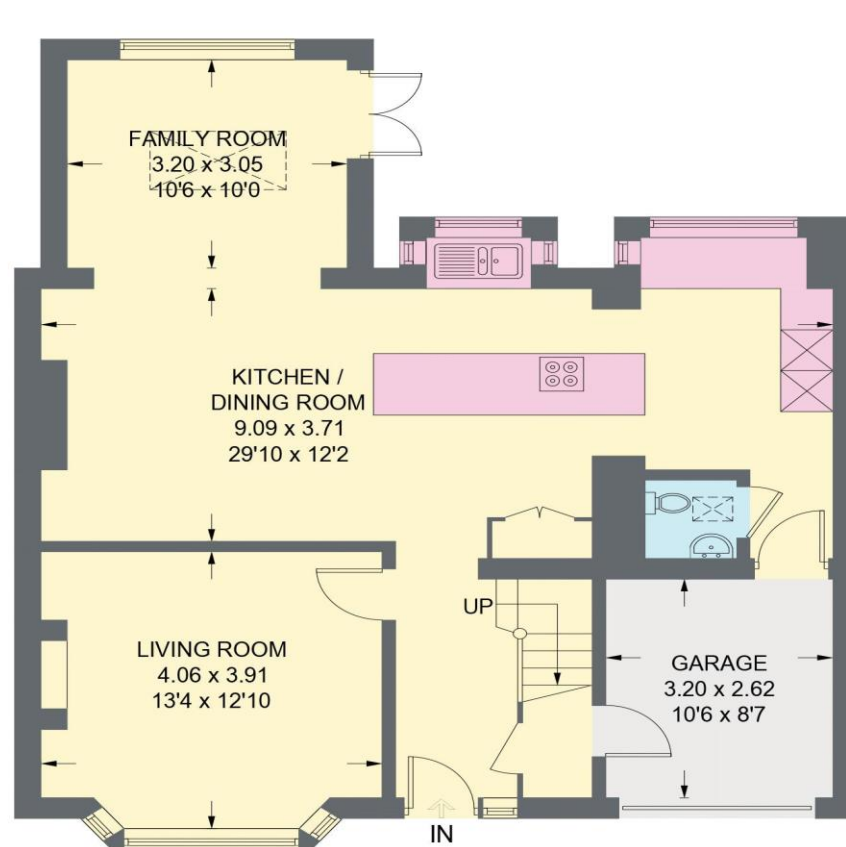


## 50 KING ECGBERT ROAD

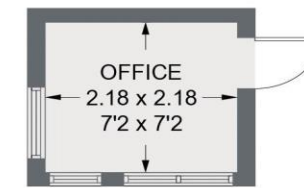
APPROXIMATE GROSS INTERNAL AREA = 131.0 SQ M / 1410 SQ FT (INCLUDING GARAGE)

OUTBUILDING = 4.8 SQ M / 52 SQ FT

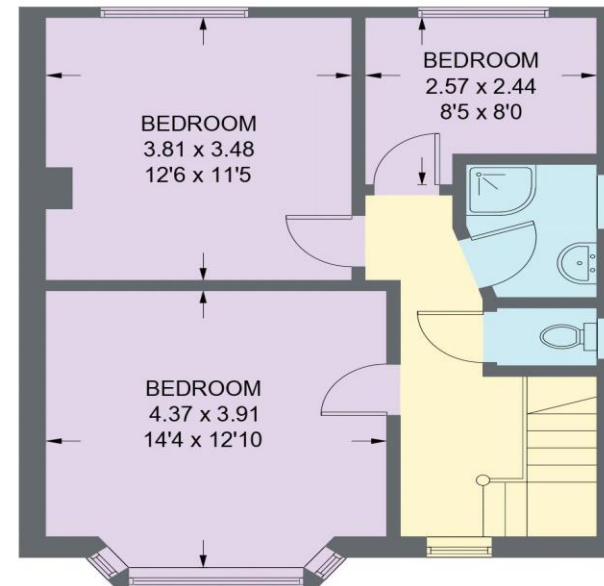
TOTAL = 135.8 SQ M / 1462 SQ FT



**GROUND FLOOR**  
82.1 SQ M / 884 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**FIRST FLOOR**  
48.9 SQ M / 526 SQ FT

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

(IDNRP2025)

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.