







147 Dobcroft Road

Millhouses • Sheffield • S7 2LT

Guide Price £600,000 - £625,000

Located on a sought-after treelined road, backing onto Ecclesall Woods, is a 3-bedroom detached property with a stunning south facing rear garden. Offering fabulous potential to develop or extend, subject to necessary consents. A superb family home within a short walk of Dobcroft School. Retaining period features and a pleasant south facing outlook over immaculate landscaped gardens. Features combination gas central heating and double glazing. The property enters through a stained-glass porch through to an inner hallway complemented by panelled walls and under stairs cloakroom. The elegant lounge offers a pleasant garden outlook through French doors allowing a stream of natural light. A bay fronted reception room creates a separate dining area or flexible living space. The kitchen is fitted with wood effect units, contrasting worktops and a tiled floor. Included within the sale is an integrated Neff oven, gas hob, extractor, washing machine, dishwasher, and a fridge. The first floor comprises of three bedrooms, two being good sized double bedrooms providing generous storage with built in wardrobes and a beautiful garden outlook. Bedroom three is a smaller bedroom fitted with built in storage. The shower room is equipped with walk in double rainfall shower and a separate WC. Externally, there is a block paved driveway leading to the garage, and stunning landscaped gardens to both the front and rear. Adjoining the property is a generous stone patio with a winding path leading through the lawns filled with a fabulous array of colourful, flowers and multitude of seasonal planting offering a superb, private, outdoor space. 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 House Backing onto Ecclesall Woods
- 3 Bedrooms
- Fabulous South Facing Garden
- Potential to Extend
- Combination Boiler & Double Glazing
- Driveway & Garage
- Highly Regarded Local Schools
- Close to Millhouses Park
- Leasehold 300 years from 1939 at £7.50 pa
- Council Tax Band E, EPC Rating D



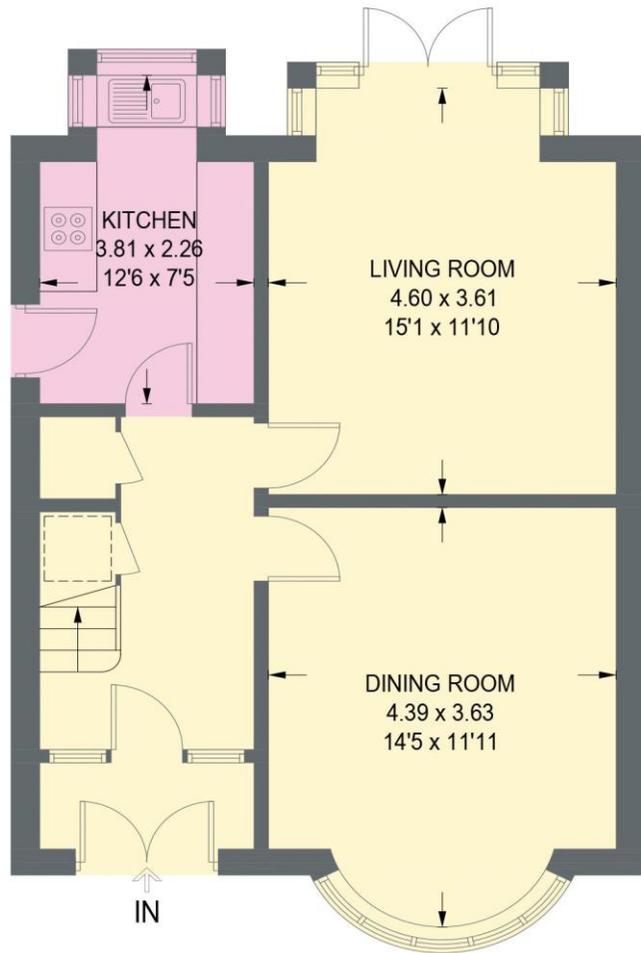
147 DOBCROFT ROAD

APPROXIMATE GROSS INTERNAL AREA = 104.9 SQ M / 1129 SQ FT (EXCLUDING STORE)

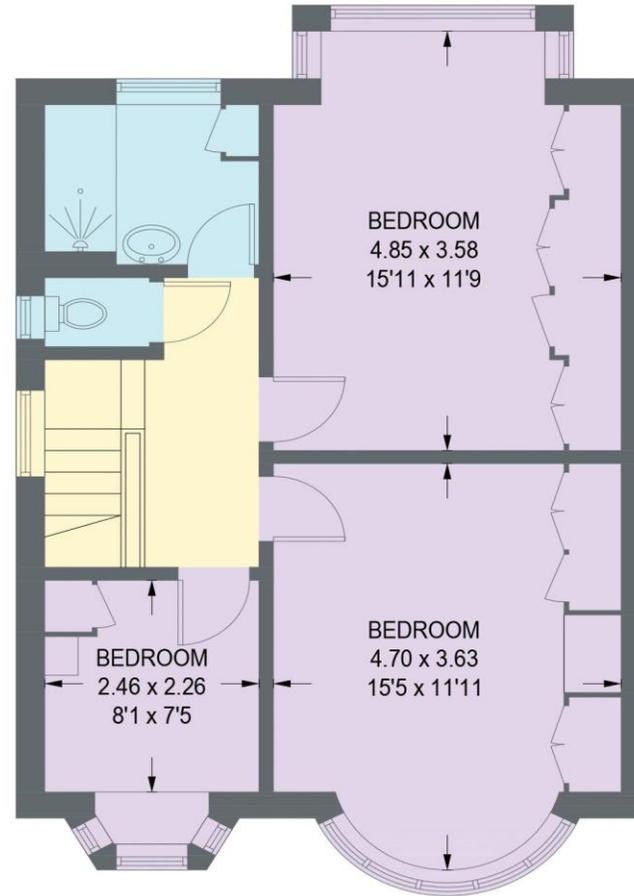
GARAGE = 11.1 SQ M / 119 SQ FT

TOTAL = 116.0 SQ M / 1248 SQ FT

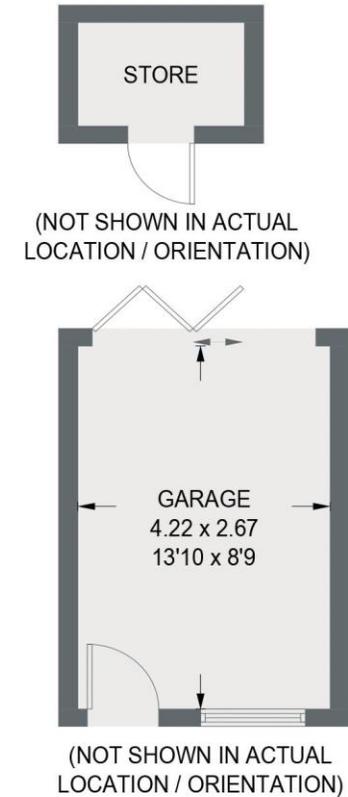
 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR
53.3 SQ M / 574 SQ FT



FIRST FLOOR
51.6 SQ M / 555 SQ FT



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



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