





48 Wyvern Gardens

Dore • Sheffield • S17 3PR

Guide Price £775,000 - £800,000

A considerably extended, stunning 5-bedroom family home tucked away at the end of a quiet cul-de-sac in the sought after village of Dore, S17. Features include a stunning open plan living kitchen with access onto a south facing garden, a beautiful bathroom, a home office, flexible living space, a south facing garden, landscaped driveway, and a garage. Light and airy space giving the buyer the chance to finish parts of the property to their own liking. Benefits from gas central heating and double glazing. Ideally placed for highly regarded local schools in Dore. The property enters into a generous, welcoming hallway complete with a ground floor WC and cloakroom cupboard. The hub of the home is a superb open plan living kitchen with bifold doors onto the enclosed south facing garden. A shaker design kitchen is fitted with a range of integrated appliances and adjoining utility area. A cosy living, with additional snug and office, provide further flexible living areas. The first floor has five double bedrooms all styled in a neutral palette. The main bedroom provides the potential with plumbing in situ for an ensuite bathroom. Another of the double bedrooms also features built-in storage and ensuite shower room. The family bathroom is a modern white suite incorporating rainfall shower and stylish tiling. To the rear of the property accessed through bifold doors from the living kitchen is an enclosed, south facing garden designed with attractive stone patio and lawn. A partially developed outbuilding provides potential for a perfect summer house or separate workspace. A driveway for multiple vehicles leads to a single garage. Dore is one of Sheffield's most sought-after locations with a range of shops, cafes, restaurants and pubs in the village, schools, recreational facilities, public transport, and access links to the train station, city centre, hospitals, and universities.



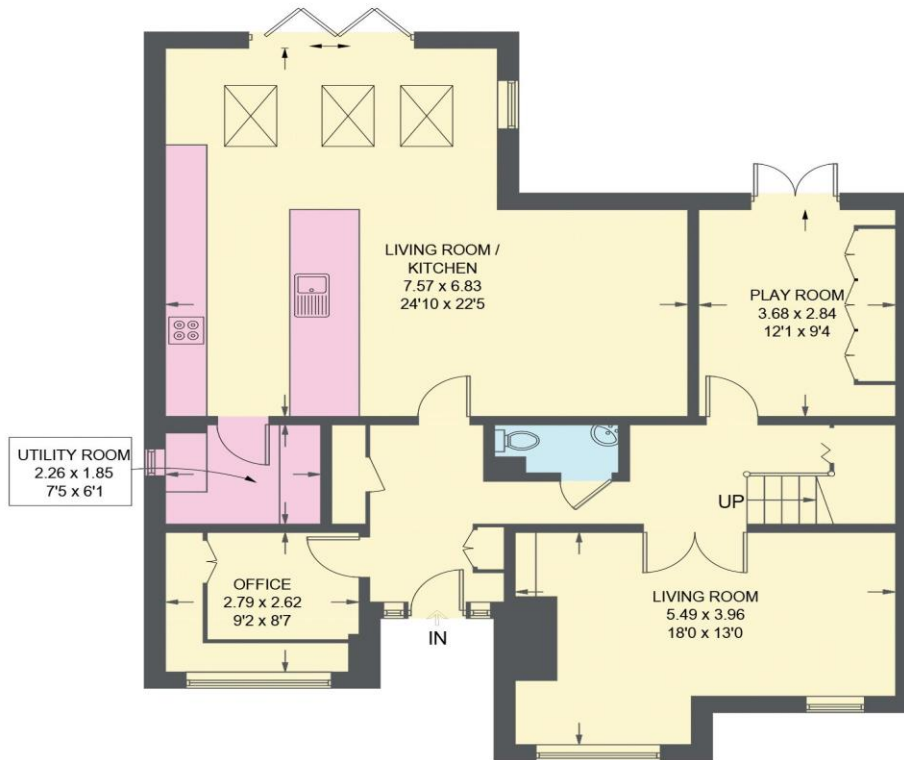
- Stunning Detached Family Home
- 5 Bedrooms, 2 Ensuities & Family Bathroom
- Significantly Extended to Side & Rear
- Superb Open Plan Living Kitchen
- Cosy Lounge & Multi Fuel Stove
- Located on Quiet Cul-De-Sac in Dore
- Landscaped Garden & Tiled Patio
- Detached Single Garage & Driveway
- Freehold
- Council Tax Band F, EPC Rating C

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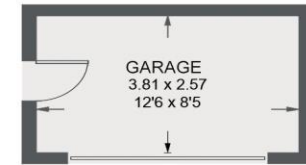
APPROXIMATE GROSS INTERNAL AREA = 203.5 SQ M / 2190 SQ FT

OUTBUILDING = 9.7 SQ M / 104 SQ FT

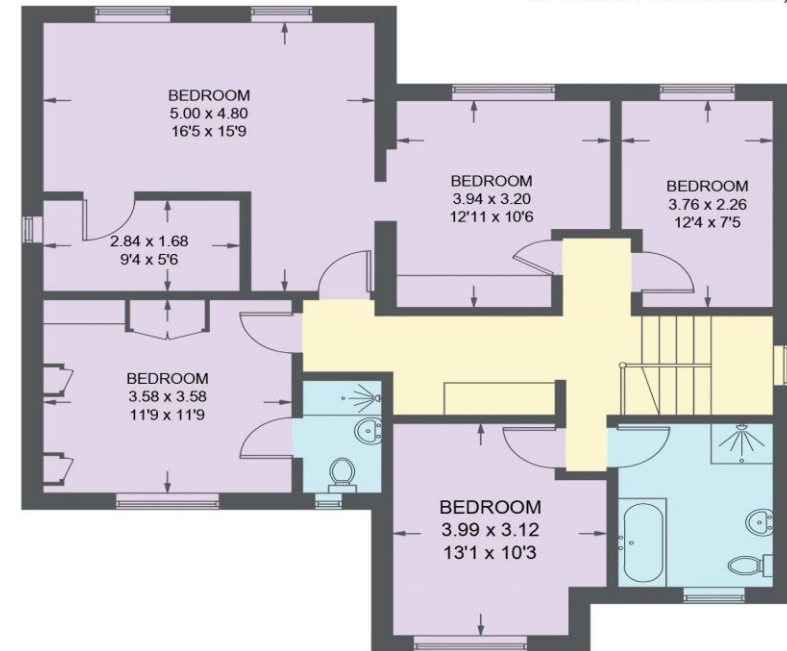
TOTAL = 213.2 SQ M / 2294 SQ FT



GROUND FLOOR = 107.6 SQ M / 1158 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR = 95.9 SQ M / 1032 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.