







32 Chatsworth Road

Dore • Sheffield • S17 3QH

Asking Price £475,000

A beautifully presented 3-bedroom semi-detached house in Dore with a stunning enclosed garden to the rear, garage and off-road parking. This property is set on a lovely tree lined road and benefits from gas fired central heating, log burning stove, double glazing, and fabulous open plan design dining kitchen overlooking the garden. There is potential to extend/add a loft conversion to create extra living space subject to the necessary planning consents. The property enters into the spacious entrance hallway with wood panelled staircase and ground floor WC. From the hallway, a door opens into the bright and airy bay windowed living room with a lovely blue feature wall with wood burning stove inset upon a black marble hearth. Overlooking the rear garden complemented by French doors is a fabulous open plan design dining kitchen filled with natural light. A flexible living space fitted with stylish shaker style kitchen finished with brass accessories. Integrated appliances include double oven, microwave /oven, induction hob, dishwasher and fridge freezer. From the entrance hallway, stairs rise to the first floor. The generous, cosy master bedroom has a front facing bay window with two double fronted, floor to ceiling wardrobes built into the alcoves. The second double bedroom is rear facing with garden views and has a floor to ceiling fitted wardrobe in white. The third bedroom is currently used as a nursery, also ideal for home office. The stunning, recently replaced bathroom is complete with freestanding bathtub, separate shower enclosure, floating hand wash basin and heated towel rail. Outside, to the rear is a delightful, enclosed garden with paved patio, decked seating area, raised border, lawned garden and a vegetable patch. There is an outside tap, complete with dog wash/shower tray with hose and hot water and lighting. To the front is a driveway providing off road parking, front lawn and a garage creating additional utility space with plumbing. The garage also has a rear window and a door giving access from the garden. This property is on a desirable road on the doorstep of the Peak District with good transport links to the city centre with Dore and Totley train station nearby. There are excellent local amenities including reputable local schools, parks, shops, pubs and restaurants.





- Lovely Semi-Detached House
- 3 Bedrooms & Modern Bathroom
- Spacious Dining Kitchen with French Doors
- Potential to Extend/Add Loft Conversion
- Superb Enclosed Garden & Patio
- Freehold
- Catchment for Outstanding OFSTED Local Schools
- Garage & Off-Road Parking
- Peak District National Park on The Doorstep
- Council Tax Band D, EPC Rating D



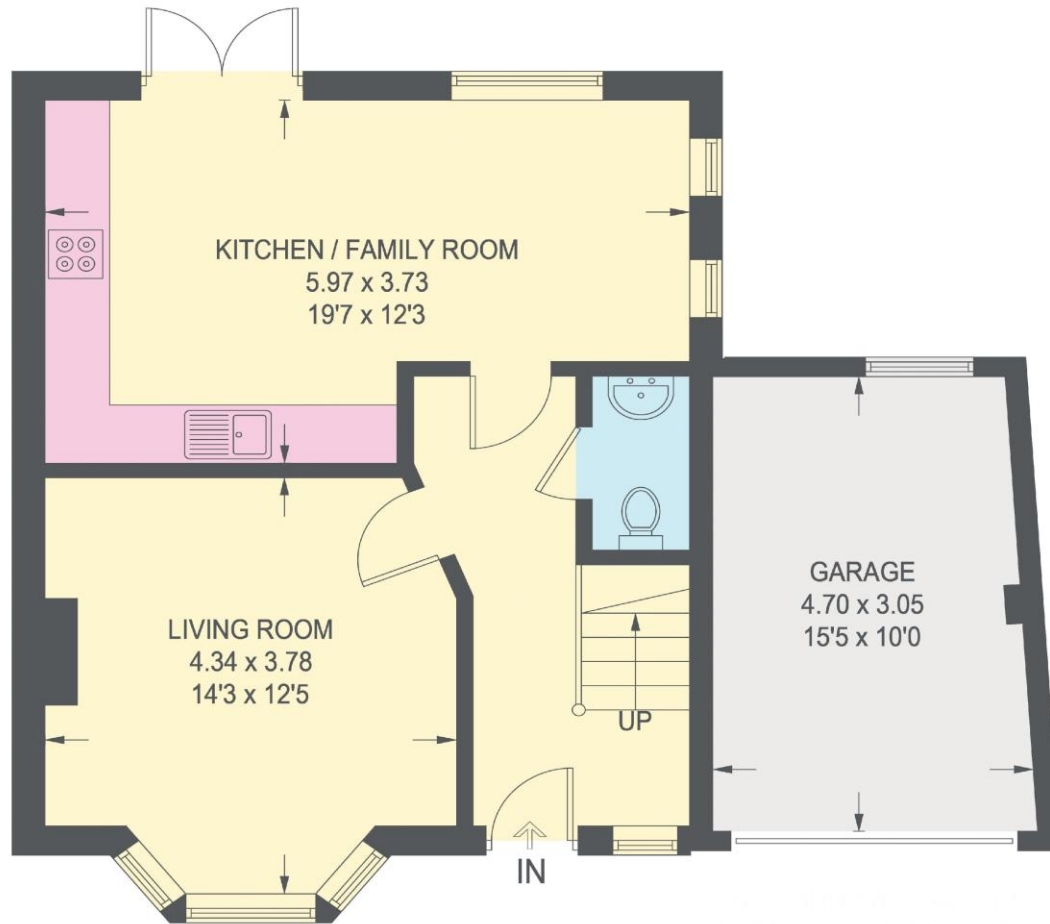


32 CHATSWORTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.4 SQ M / 994 SQ FT

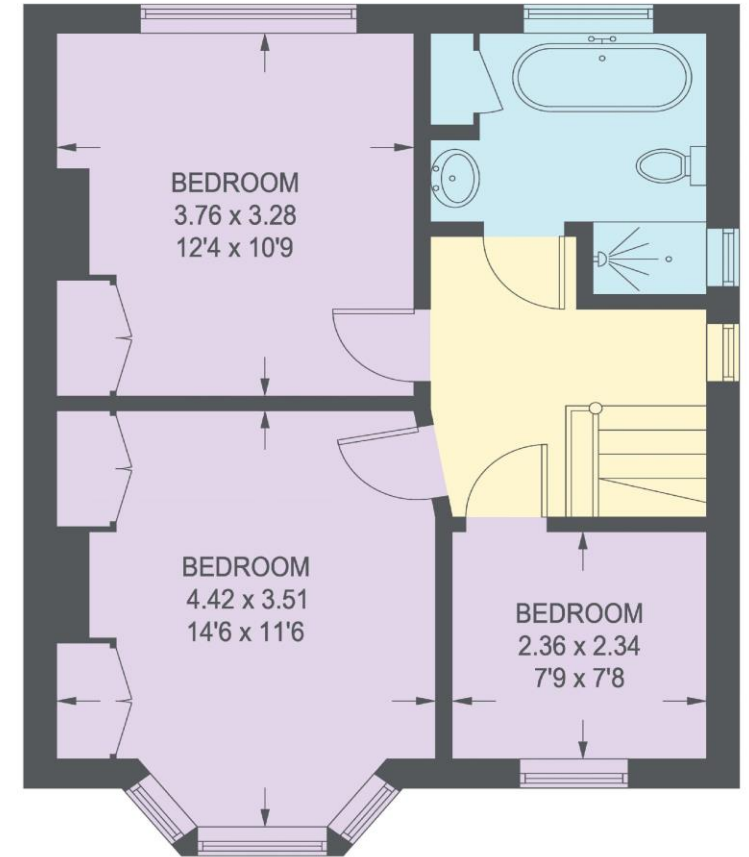
GARAGE = 13.4 SQ M / 144 SQ FT

TOTAL = 105.8 SQ M / 1138 SQ FT



GROUND FLOOR

46.2 SQ M / 497 SQ FT



FIRST FLOOR

46.2 SQ M / 497 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1142560)



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