







## 120 Bushey Wood Road

Dore • Sheffield • S17 3QD

Guide Price £750,000 - £775,000

Occupying a generous corner plot in a highly sought after residential area is a 5 bedroom plus study / further bedroom detached dormer bungalow. Offering a combination of spacious living and versatile accommodation, all set within a generous plot that provides ample outdoor space, privacy, and potential for further development (subject to planning permission). This home combines the charm of bungalow living with the extra space and flexibility. Planning was previously granted and expired for a potential building plot. The elegant, dual-aspect living room is filled with natural light and offers a beautiful outlook over the garden, creating a bright and inviting space for relaxing or entertaining. The generous dining kitchen is fitted with classic wooden units, complemented by tiled worktops and matching splashbacks. An adjoining separate dining area provides the perfect setting for family meals leading to a separate study, ideal for working from home, and access to the garage. Stairs lead to a superb, dual-aspect double bedroom featuring generous windows. There's also an alternative side entrance with a porch, offering practical space for cloakroom storage. An inner hallway leads to four generously sized bedrooms, all offering beautiful garden views. The fully tiled wet room is conveniently located for easy access. The master bedroom features ample fitted wardrobe furniture, providing excellent storage. Externally, a mature, well-established garden wraps around the property, providing privacy along with an attractive stone patio and a decked terrace—ideal for al fresco dining. The driveway accessed from Gilleyfield Avenue provides off street parking for multiple vehicles. Dore offers a variety of shops, cafes, restaurants, pubs, Dore Church, recreational facilities, in catchment for OFSTED outstanding local schools, public transport, Dore Train Station and access to the city centre, hospitals, universities and the Peak District.





- Detached Dormer Bungalow
- 5 bedroom plus study / further bedroom
- Occupying a Generous Corner Plot
- Offering Fabulous Potential
- Spacious, Flexible Accommodation
- Sought After Location in Dore, S17
- Driveway & Garage
- Mature Wraparound Garden & Patio
- Freehold
- Council Tax Band G, EPC TBC



# 120 BUSHEY WOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 213 SQ M / 2293 SQ FT  
(INCLUDING LARGE GARAGE)



GROUND FLOOR (INCLUDING LARGE GARAGE)  
186.5 SQ M / 2007 SQ FT

FIRST FLOOR = 22.8 SQ M / 245 SQ FT

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



**haus**

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868