







## 39 Cavendish Avenue

Dore • Sheffield • S17 3NJ

Asking Price £795,000

Attractive 4-bedroom dormer bungalow, nestled at the end of a quiet, private cul de sac, in the sought after suburb of Dore, S17. An attractive, detached property measuring an impressive 2379 sq ft, occupying an enviable plot which benefits from generous driveway, double garage and superb, established wraparound garden. Generously proportioned, flexible accommodation filled with natural light and pleasant outlook. The property enters through a tiled porch and inner hallway incorporating built in cloak cupboard, storage and WC. The L shaped open plan living space is spacious offering a dining area and separate lounge, both incorporating sliding patio doors through to the conservatory, offering stunning views and direct access to the garden & patio. The kitchen is fitted with a range of wooden units, contrasting worktops and matching splashbacks, complete with integrated double oven, four ring gas hob, dishwasher and fridge. An adjoining utility room creates further storage, and rear door access. On the ground floor offering a pleasant outlook are 4 bedrooms, 2 double bedrooms complemented by built in storage and one with ensuite shower room, plus 2 smaller sized bedrooms, one currently used as office space with generous under stairs storage. Stairs rise to create a fourth double bedroom, featuring beautiful views, access within the eaves and ensuite bathroom. Externally a hard standing driveway provides parking for multiple vehicles leading to a double garage. A stunning, private, wraparound garden designed with landscaped lawn, an array of established, attractive planting and patio ideal for entertaining or relaxing. 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.





- Attractive Detached Dormer Bungalow
- 4 Bedrooms & 2 Bathrooms
- Measuring an Impressive 2379 sq ft
- Quiet Cul de Sac Location
- Sought After Suburb of Dore, S17

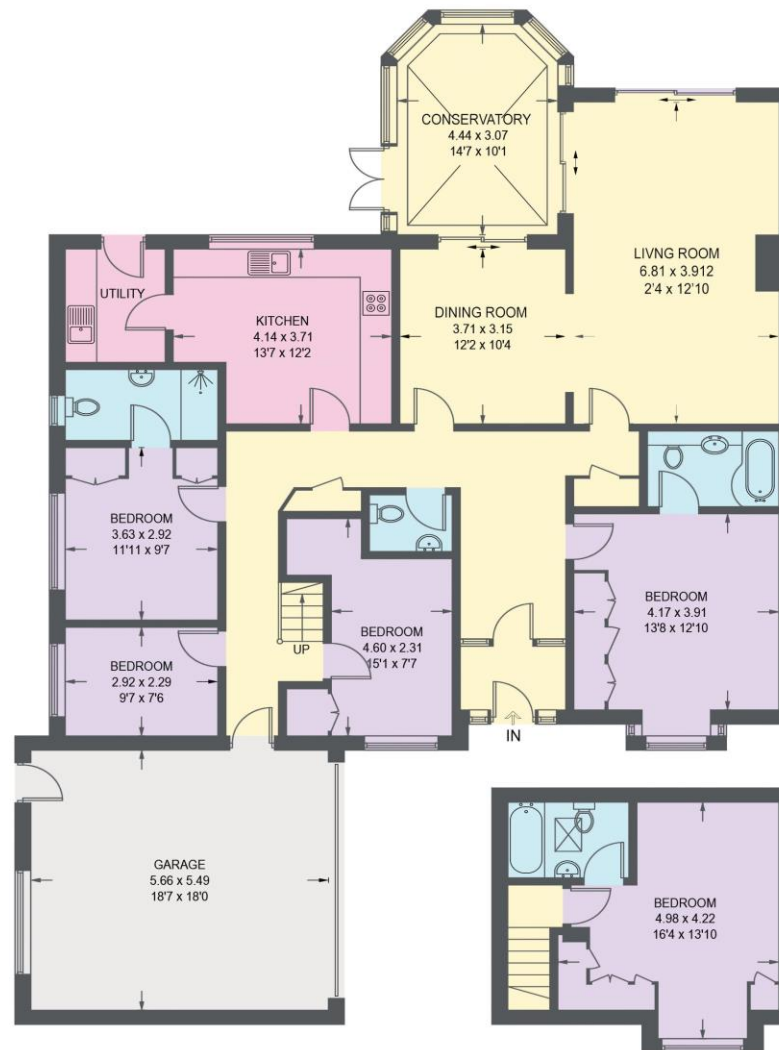
- Spacious Open Plan Living Space & Conservatory
- Private, Landscaped Wraparound Garden
- Generous Driveway & Double Garage
- Freehold & No Chain
- Council Tax Band G, EPC Rating TBC





# 39 CAVENDISH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 221.0 SQ M / 2379 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR (INCLUDING GARAGE)**  
197.3 SQ M / 2124 SQ FT

**FIRST FLOOR = 23.7 SQ M / 255 SQ FT**

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



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