







162 Dobcroft Road

Ecclesall • Sheffield • S11 9LH

Guide Price £650,000 to £675,000

Guide Price £650,000 to £675,000 Occupying a generous plot on an attractive sought after tree-lined road in S11 is a 3-bedroom detached property offering fabulous potential to develop or extend subject to necessary consents. Generously proportioned, flexible accommodation which benefits from a stunning established rear garden, extensive driveway and detached double garage. Ideal family home with excellent schools in catchment. The property enters through a welcoming hallway fitted with cloak cupboard and WC. The generously proportioned, dual aspect open plan lounge offers a superb flexible living space filled with natural light and pleasant garden views. A versatile reception room adjoins the kitchen, which is spacious. Fitted with a range of matching wooden units, complementary worktops and styled with Amtico flooring. Integrated appliances include double oven, 4 ring gas hob and fridge, with space and plumbing for further freestanding appliances. An impressive conservatory provides an additional living area offering stunning garden outlook. The first floor comprises 3 double bedrooms, all well-proportioned. The rear facing double bedroom is presented in cheerful décor with French doors opening directly onto a balcony offering potential to extend subject to necessary consents. The loft space is partially boarded fitted with ladders and lights, ideal for storage. Externally an extensive driveway with walled front garden provides off street parking for multiple vehicles leading to a detached, large double garage with electric door. To the rear of the property is a stunning established rear garden filled with mature planting, and array of wildlife creating a private, secluded 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 property on Tree-lined Road in S11
- Occupying A Generous Plot
- Sought After Location with Excellent Schools
- 3 Double Bedrooms
- 2 Reception Rooms & Conservatory

- Light & Airy Accommodation
- Attractive Established Rear Garden
- Extensive Driveway & Detached Garage
- Freehold
- Council Tax band F, EPC Rating D



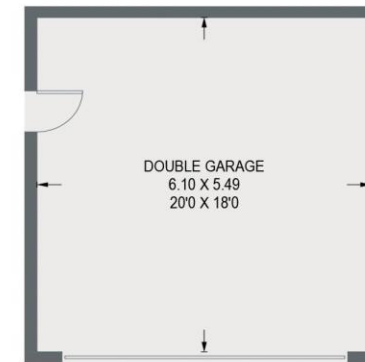
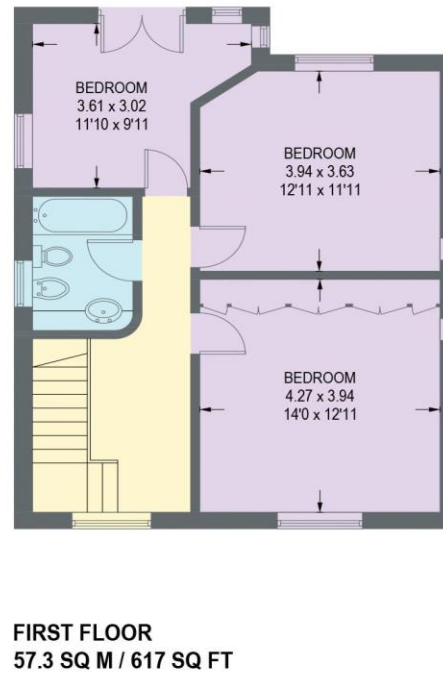
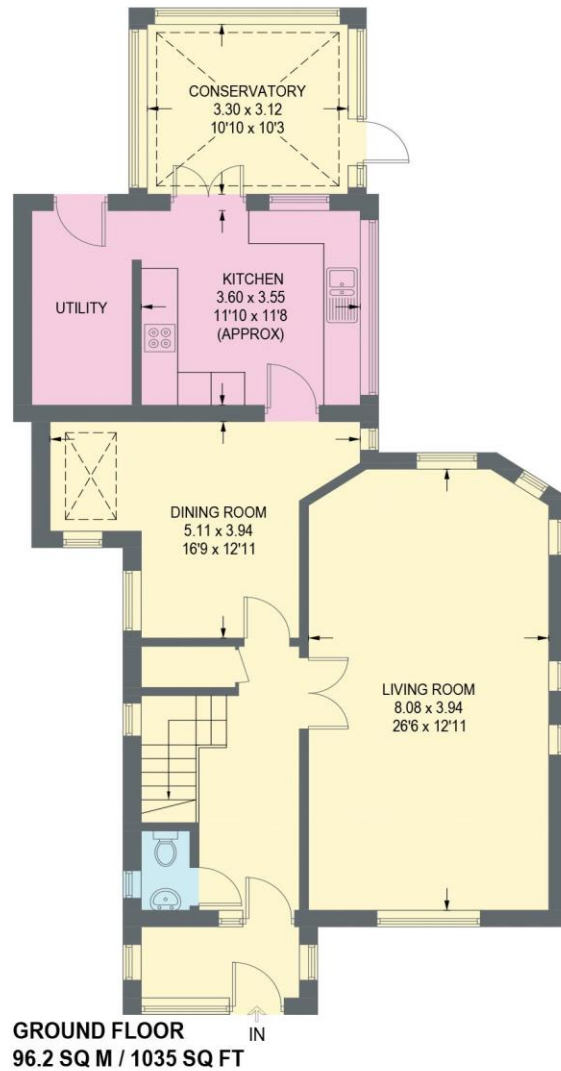


162 DOBCROFT ROAD

APPROXIMATE GROSS INTERNAL AREA = 153.5 SQ M / 1652 SQ FT

DOUBLE GARAGE = 33.5 SQ M / 360 SQ FT

TOTAL = 187.0 SQ M / 2012 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

GARAGE

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 haushomes.co.uk

0114 276 8868