



Induja
39 Newfield Crescent | Sheffield | South Yorkshire | S17 3DE

FINE & COUNTRY

INDUJA

Situated in the prestigious and highly desirable suburb of Dore, this charming four-bedroom home offers a unique blend of privacy, comfort, and investment potential.



KEY FEATURES

Set back from the road and surrounded by a mature garden, this property provides a peaceful retreat ideal for family living, while its history as a successful holiday let also presents a compelling opportunity for income generation. Perfectly positioned within a welcoming community and with excellent access to both the city and countryside, this home is an exceptional choice for those seeking both a serene lifestyle and/or a sound investment. Notably, the property features a smart Heatmiser Neo system, with underfloor heating throughout the ground floor, ensuring optimal comfort year-round.

This charming four-bedroom home is ideal for family living, offering flexible spaces for all generations. Originally home to a family of four, it later became a successful holiday let, making it perfect as either a family home or an income opportunity. The ground floor includes bedrooms suitable for guests or elderly relatives, while the upper floor has two spacious bedrooms and a shared bathroom. The private, tranquil garden is perfect for promoting health and well-being, offering a serene setting where children can play, and families can gather to create lasting memories while the outdoor area is thoughtfully designed with a BBQ area, decking, and a hot tub, making it a prime spot for relaxation and entertainment.

Ground Floor

As you enter, you'll be greeted by a spacious hallway that leads seamlessly to the main living areas. The open-plan living and dining room is bathed in natural light, creating a warm and inviting space for family gatherings while the well appointed kitchen, featuring modern amenities, offers ample room for both meal preparation and dining. Beyond the kitchen, a cosy family room provides a comfortable retreat and the versatile secondary living space, ideal as a study, office, library, or even a fifth bedroom enhances the home's flexibility. The ground floor bedrooms are well-suited for multi-generational living or hosting guests, adding to the overall functionality and comfort of the home.























FIRST FLOOR

Upstairs, two large bedrooms offer comfort and privacy, sharing a thoughtfully designed family bathroom, which is equipped with modern fixtures to meet the household's needs. This arrangement ensures that both bedrooms are equally functional and accessible, providing a cohesive living experience for all family members.







OUTSIDE

You are greeted by a long driveway that places the property well away from the road, leading you into a private garden that offers a peaceful retreat. This well-maintained outdoor space is perfect for family activities and relaxation, providing an inviting backdrop for outdoor dining and gatherings, the garden's natural charm enhances the sense of seclusion and comfort. Additionally, the property features a secure garage and ample off-road parking, ensuring convenience and practicality for a busy family lifestyle.





LOCATION

Dore, S17

Located in the highly sought-after suburb of Dore, renowned for its excellent local amenities, including boutique shops, cafes, and restaurants. The area benefits from robust transport links, with reliable roads, nearby bus stops, and a train station providing easy access to Sheffield city centre and the stunning Peak District National Park. This combination of community spirit and picturesque surroundings makes it an ideal environment for raising a family, while its prime location and connectivity also present a valuable investment opportunity, enhancing its overall appeal.

The adjoining National Peak Park offers the best of differing lifestyles. The National Peak Park presents breathtaking scenery, glorious walks and offers attractions such as Eyam museum, Chatsworth House, and the easily accessible villages of Bakewell and Castleton; famous for the Blue John Cavern and Peveril Castle. The A625 Ecclesall Road running direct into the city can be reached within a 10 minute drive giving access to a more cosmopolitan surroundings and attractions including the fabulous 19 acre Botanical gardens and the recently restored glass pavilions, Millennium Gallery, Winter Garden, Galleries, Museums and Theatres.

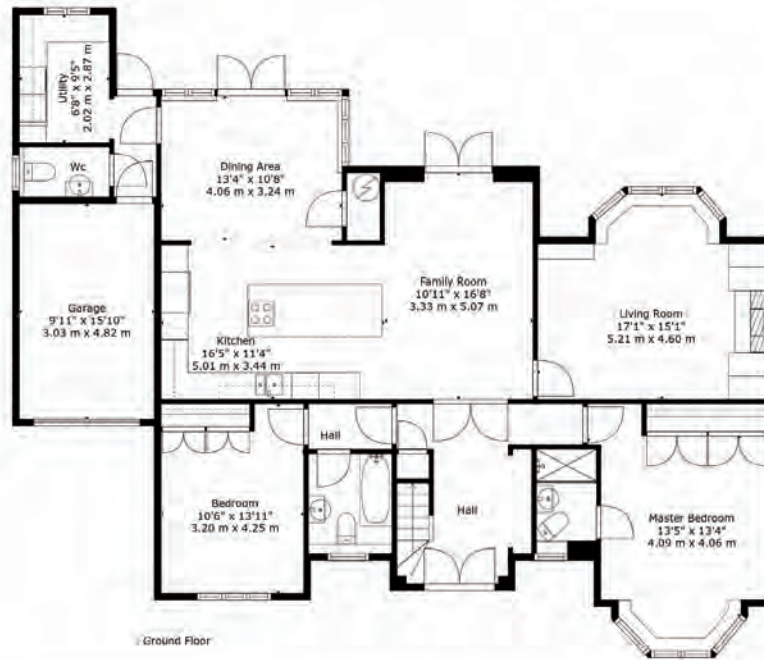


INFORMATION

A Freehold property with mains water, electricity, Gas and drainage. Superfast Broadband Speed is available in the area, with predicted highest available download speed 275 Mbps and highest available upload speed 25 Mbps. Council Tax Band - G. EPC Rating - C.

Guide price £950,000





GROSS INTERNAL AREA: 1869 sq ft, 174 m²
 LOW CEILINGS & OPEN TO BELOW: 110 sq ft, 9 m²
 GARAGE: 157 sq ft, 15 m²

OVERALL TOTALS: 2136sq ft, 198 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Sheffield
0114 404 0044 | sheffield@fineandcountry.com
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ

