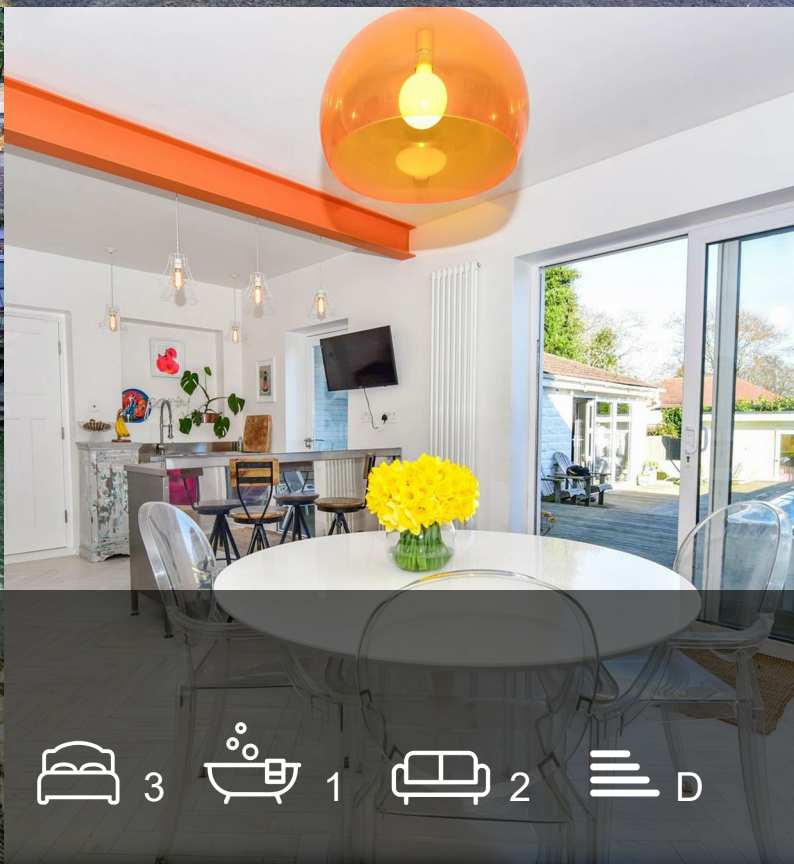




**9 High Trees**

, Dore, S17 3GF

Guide price £550,000

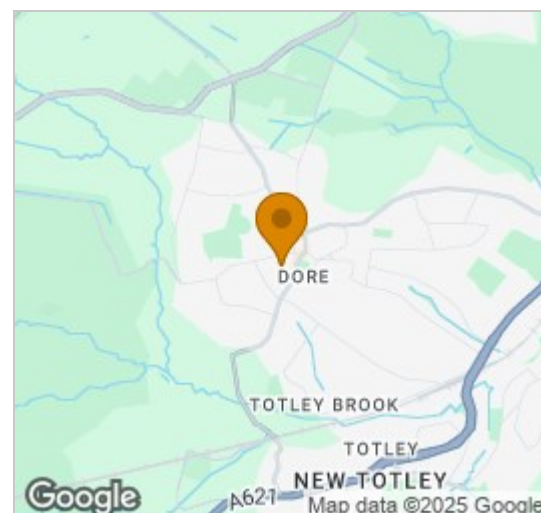




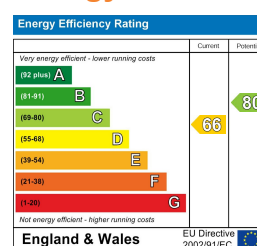
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our JC Sales and Lettings Office on 0114 4830038 if you wish to arrange a viewing appointment for this property or require further information.

- Extended traditional semi in the heart of Dore village
- Home gym with W.C, swim spa and hot tub
- Boot room
- Ample off road parking
- Within the catchment for Dore Primary & King Egberts Secondary School
- Three bedrooms and an attic room (potential to be used as a fourth bedroom)
- Summer house which could be used as a home office
- Pantry
- Tastefully presented
- EPC Grade - D

\*\*\* GUIDE PRICE £550,000 - £575,000 \*\*\*

A beautiful FAMILY HOME in the heart of DORE VILLAGE with a surprising amount to offer. This beautifully presented traditional semi has been extended to offer 1869sq ft of living space, with three bedrooms and A GENEROUS ATTIC ROOM, which could be used as a fourth bedroom. This home is perfect for the growing family, has been lovingly modernised and boasts a HOME GYM and HOT TUB. There is also a detached SUMMER HOUSE, which could be used as a HOME OFFICE in the immaculate garden. STORAGE has definitely been a consideration to the current owners with the addition of a BOOT ROOM and PANTRY.

The accommodation comprises of entrance hallway, kitchen diner, lounge, boot room and pantry. To the first floor there are three bedrooms and a family bathroom. The attic has been converted to create a usable space with sky light windows. To the rear of the property is a gym, with it's own W.C. BI-FOLD DOORS from the gym lead to a decked area with HOT TUB and SWIM SPA. The lawn is laid with artificial turf and leads to the detached summer house.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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