



Directions

Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



9 High Trees, Dore, Sheffield, S17 3GF

Guide price £550,000

- 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

9 High Trees, Dore S17 3GF

*** 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.

 3

 1

 2

 D

Council Tax Band: D

