

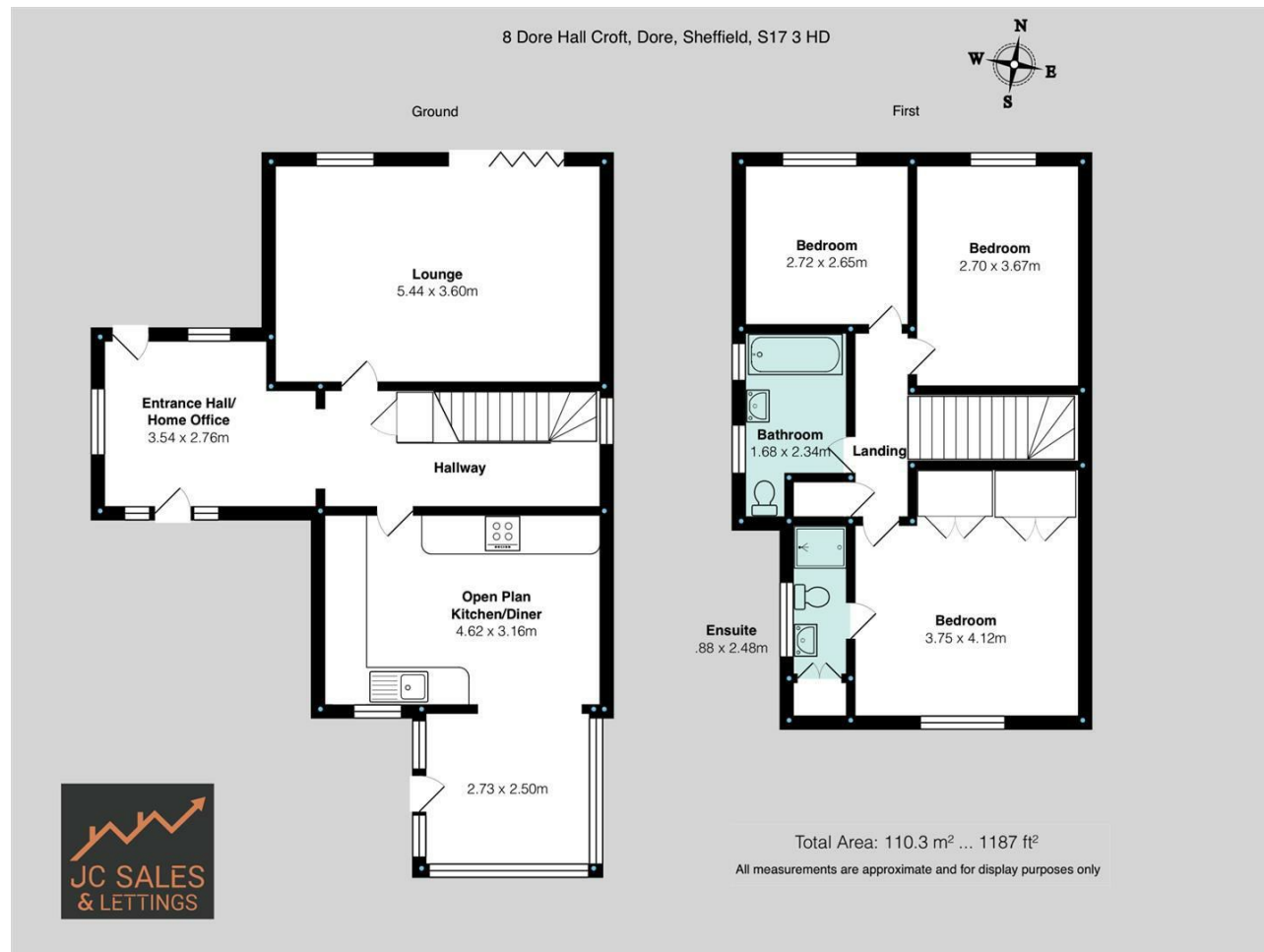
Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	

JC SALES & LETTINGS

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8 Dore Hall Croft, Dore, Sheffield, S17 3HD

Guide price £500,000

- Three good sized bedrooms
- Private garden to rear with decked entertainment area
- Modern kitchen with gloss units
- Cul de sac location
- En-suite to the master bedroom
- Driveway for off road parking
- Stylish and tastefully decorated
- Catchment area for 'outstanding' local schools
- Guide Price £500,000- £525,000
- Very close to Dore Village Green

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*** JUST MOMENTS FROM THE PICTURESQUE VILLAGE GREEN IN DORE ***

Set in the heart of desirable Dore Village is this BEAUTIFULLY PRESENTED and EXTENDED detached home, lovingly maintained by the current owners.

Available for sale with NO VENDOR CHAIN.

Offering an impressive 1,185 sq. ft. of accommodation, the property features TWO GENEROUS RECEPTION ROOMS, well-proportioned bedrooms, and a stylish modern kitchen and bathrooms. Enjoying a peaceful CUL-DE-SAC position, this home combines a quiet setting with the convenience of nearby shops, cafés, and local amenities. The PRIVATE, well-kept gardens to both the front and rear provide excellent outdoor space.

Families will particularly value the catchment area for OUTSTANDING OFSTED-RATED SCHOOLS, making this an exceptional choice for those with children.

In summary, this wonderful home in Dore Village offers the perfect blend of space, comfort, and location. With its versatile layout, attractive gardens, and proximity to excellent schools, it is a property not to be missed.

Early viewing is strongly recommended to avoid disappointment!

EPC Grade = C



Council Tax Band: D

