

HUNTERS®

HERE TO GET *you* THERE

78 Church Lane, Dore, Sheffield, S17 3GT

Guide Price £850,000

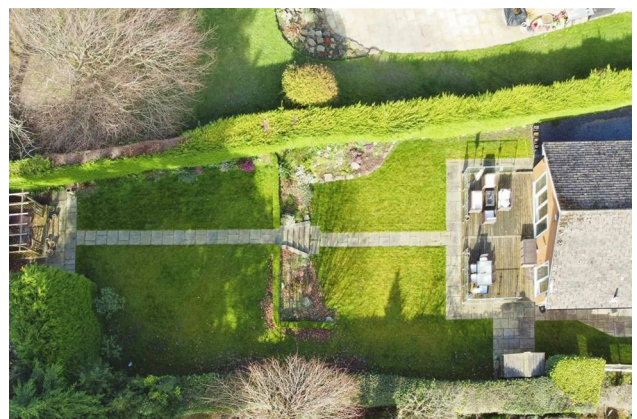
Property Images



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Floorplan



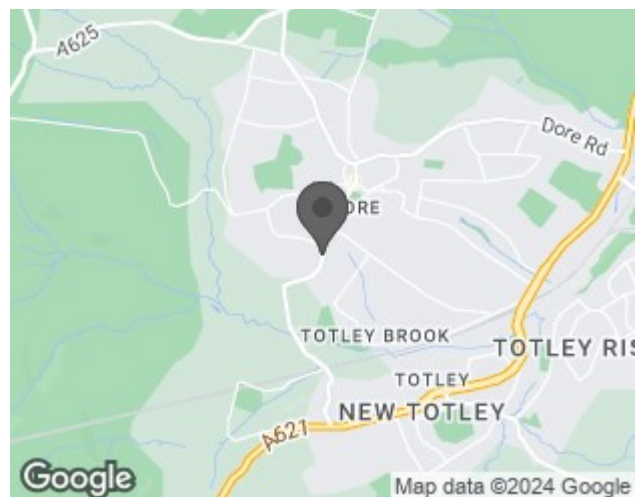
Total floor area 212.6 m² (2,288 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	67	77

Map



Details

Type: Bungalow - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Guide Price £850,000 - £875,000

Hunters of Hunters Bar are delighted to bring to market this well presented 3 Bedroom two bathroom detached bungalow. Located within a short level walk of Dore Village and its wide range of amenities is this most spacious and versatile three bedroomed detached bungalow that stands in a large westerly facing plot. Offered for sale with gas fired central heating, double glazing, large sized garden, large garage with mezzanine level and electric charging point, driveway, large hard standing area.

The accommodation comprises; entrance hall, with toilet off, sitting room with dual aspect windows and access to the decking area with glass surround. Kitchen diner with a range of units topped with granite worksurface, two NEFF ovens, two NEFF combination ovens, NEFF dishwasher, side window and patio doors out to the rear decking area and garden beyond. There is also a Utility room with a range of wall and base units and granite worksurface Three double bedrooms, refurbished family bathroom and en-suite shower room to the master.

The property offers a desirable detached bungalow which is ready to move in with the potential to extend subject to planning which is sure to be in demand due to its location right in the heart of Dore Village which remains one of the most sought after areas in Sheffield to live.

Features

- Exclusive location with a large westerly facing garden
- Three double, two bathroom detached bungalow
- Large living room with dual aspect window and patio door.
- Large decked area with glass surround
- Kitchen diner with views over the garden
- Large garage with Mezzanine floor and velux windows
- Master bedroom with fitted wardrobes and ensuite bathroom
- Short and predominately level walk into the centre of the village
- Potential to extend subject to planning
- Driveway and parking for several cars