



29, Saxon Avenue, Sheffield, S17 3SB

# 29, Saxon Avenue

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## Description

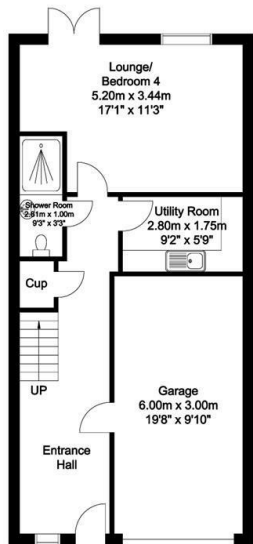
A superb property situated on this highly sought after development that is found a short walk away from the centre of Dore Village. The property offers a range of versatile accommodation that extends to over 1902 square feet which is laid out over three floors and includes four versatile bedrooms and three luxurious bathrooms. The landscaped rear garden is complemented by a balcony/terrace at the front and the large field that is found below the development which offers plenty of space for energetic children to unwind and evening dog walks. The upper floors of the house command lovely views, over rooftops towards Holmesfield and there are modern fixtures and fittings in all the right places including the breakfast kitchen, the luxurious bathrooms and in one of the bedrooms that has been converted into a dedicated dressing room. This is a super property for buyers who are looking to move into a home that requires zero renovation and no stress at all and will appeal to a broad range of buyers including families who will appreciate the close proximity of outstanding schools, divorcees and couples alike. Dore has long been regarded as one of Sheffield most eminent places to live, residents enjoy a close proximity to the stunning countryside of The Peak District National Park and speedy transport links into the city which is found 5 to 6 miles away. Dore and Totley train station also has services running into town or, alternatively through the Hope Valley into Manchester making the area popular with commuters.

- Four double bedrooms including a versatile room on the ground floor (an ideal home office) and one that has now been converted into a dressing room with a comprehensive range of fitted wardrobes.
- Three luxurious bathrooms (two ensuite) with elegant tiling framing the modern suites.
- Breakfast kitchen with island, Porcelenosa tiling and quality integrated appliances.
- Dining room/snug/playroom accessible from the kitchen.
- Sitting room with two sets of French windows opening onto the balcony/terrace.
- Entrance hall, ground floor shower room and utility room.
- Off road parking for one car (with an additional bay found opposite the house) and an integrated garage.
- Low maintenance rear garden and steps descend to an additional terrace area outside the ground floor bedroom.
- UPVC double glazed throughout and a modern gas central heating system helping to provide an excellent EPC rating of B85.
- Leasehold with 250 years left on the lease at a combined annual charge of £500 (service charge and ground rent) ., Council Tax - E.

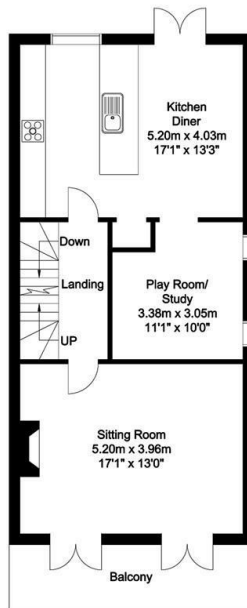




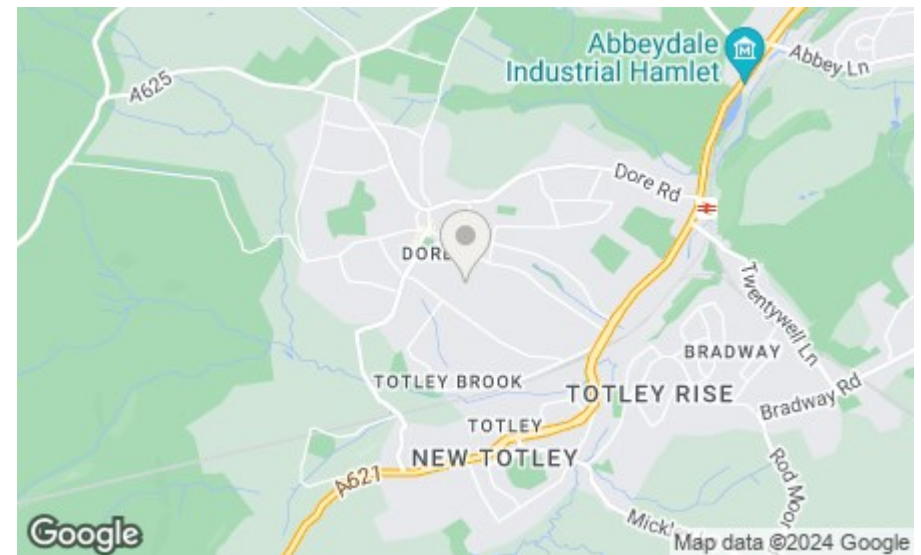
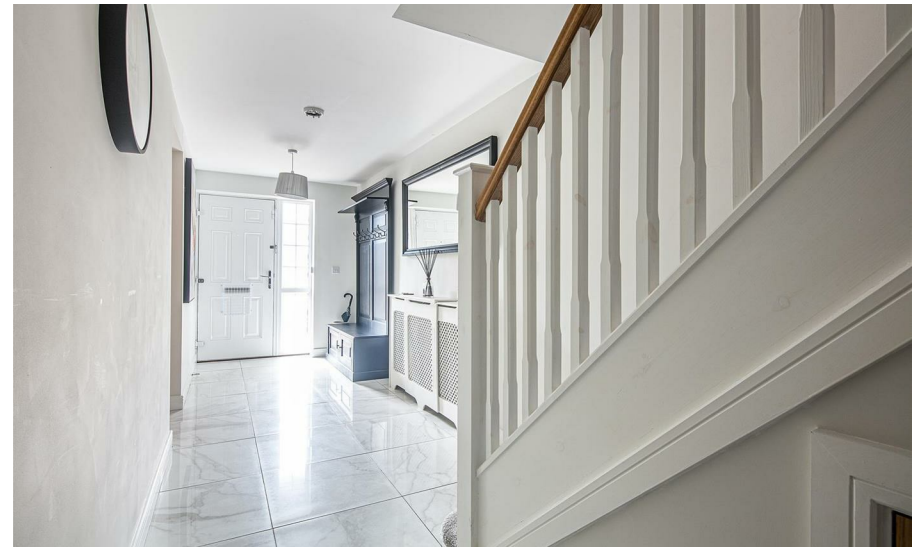
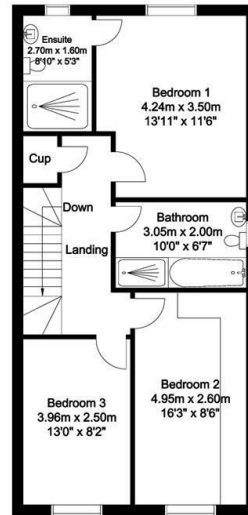
Ground Floor  
59 sq m/635.07 sq ft  
Approx.



First Floor  
59 sq m/635.07 sq ft  
Approx.



Second Floor  
59 sq m/635.07 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ metrage if quoted on this plan.  
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ESTD 1840

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