



Round Leys, 63 Newfield Lane, Sheffield, S17 3DD

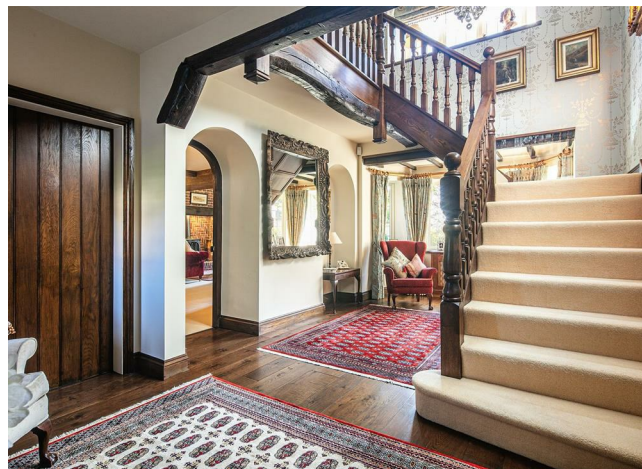
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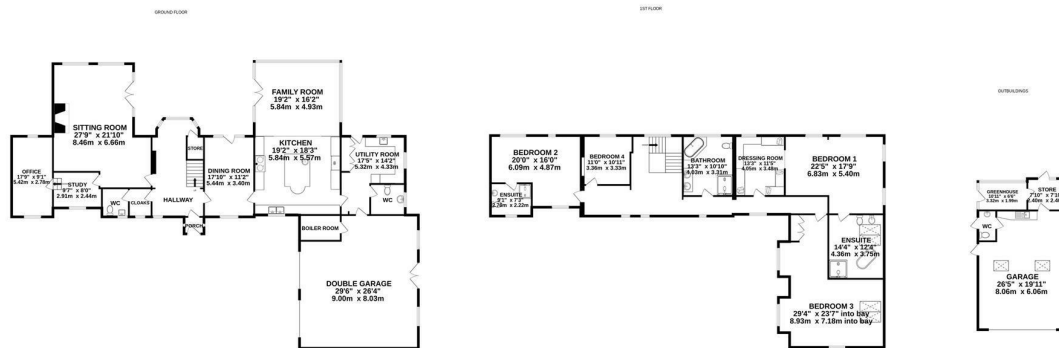
## Description

Round Leys is a quite beautiful detached residence that is located in one of the villages finest locations, bordering The Crescent and Newfield Lane. The corner plot is particularly spacious and allows for two driveways that are protected by electric gates, plenty of off road parking and two double garages. It is suggested that the detached double garage could easily be adapted to form ancillary accommodation to the main house (subject to regs) or the current, integrated double garage, could be altered to form even more accommodation if preferred. The house was constructed from locally sourced stone in the 1930's and then significantly extended and developed within the last decade to now be one of the villages most attractive homes. The property occupies an enviable position in the top part of Dore, close to the picturesque surrounding countryside and yet, conveniently only a five minute walk away from the excellent amenities that are found at the centre of the village. The original charm and character is still evident in parts of the home and the redevelopment has taken the property to the next level and provided the modern features that we have come to expect in today's homes. The principal suite boasts a walk through dressing room alongside a large ensuite, there is an open plan living kitchen with a five oven, electric Aga, a wood burner in the spacious sitting room, a study for those who work from home and a large utility room, ideal for the family market. There are modern fixtures and fittings in all the right places and a feeling of grandeur is felt throughout the home. Externally the house has beautifully maintained and landscaped grounds that have a south westerly facing orientation to the rear and the property is well screened at the front to help with a feeling of security and privacy. The S17 postcode offers residents something for everyone, there are a number of sports clubs in the area including golf, tennis, rugby, squash and football facilities. Excellent local shops in the village centre, superb transport links into the city via bus or train, first class schooling for all age groups and scenic countryside walks that can be enjoyed from your own doorstep.

- Four good bedrooms including an amazing principal suite with dressing room and ensuite bathroom.
- Large living kitchen with a bespoke fitted kitchen including a five oven, electric Aga and exposed roof frame in the living/dining area.
- Formal dining room, ideal for Christmas and entertaining.
- Substantial sitting room with a wood burning stove.
- Two versatile home offices/studies ideal for those who work from home.
- Wide and welcoming reception hall, two ground floor W.C.'s and a large utility room.
- Electric security gates protecting the block paved driveway which provides off road parking for a number of vehicles, double, integrated garage and a separate, detached double garage to the rear.
- South facing rear garden with well stocked beds and borders and pleasant patio areas.
- Freehold, Council Tax Band G and an excellent EPC rating of C73
- Three bathrooms (including two ensembles), modern central heating system and double glazing throughout.





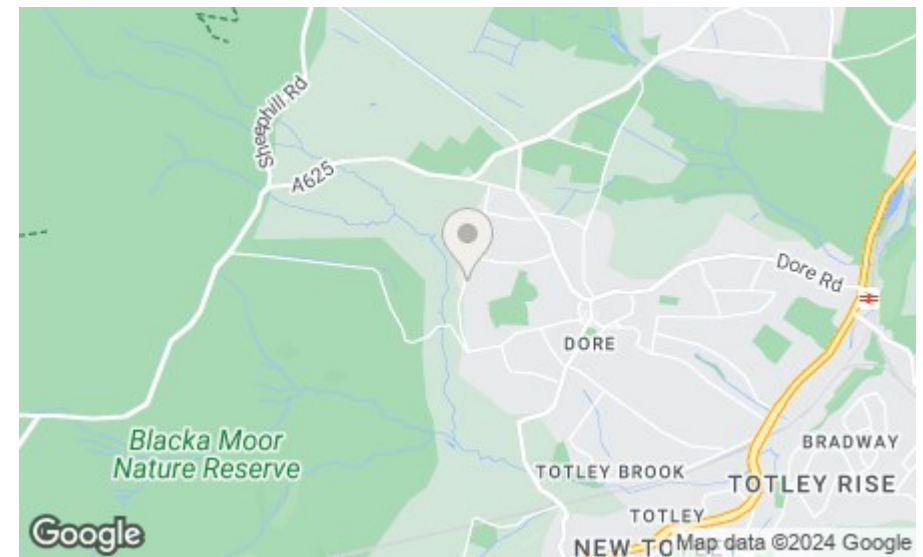


THE GARAGE AND OUTBUILDINGS ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 4499sq. ft. (418.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk



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