

20, Heather Lea Place, Sheffield, S17 3DN

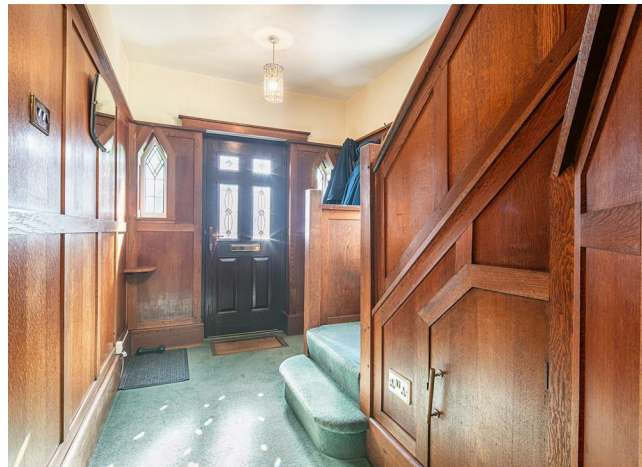
20, Heather Lea Place

Sheffield, S17 3DN

Description

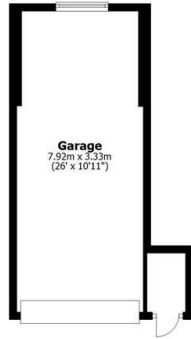
This pair of attractive, stone built 1930's semi detached houses are believed to be some of the original houses in the 'Heather Lea area', at the top of Dore Village. Number 20 occupies an enviable position in the very desirable village of Dore. Situated towards the bottom of this quiet, cul de sac, on a larger than average corner plot which includes beautifully presented and maintained gardens featuring gated access onto the Dore Recreation Ground and views towards the Blacka Moor at the rear. The village of Dore owes much of its popularity to its position in the city. Situated on the very edge of Sheffield's limits, adjoining the stunning beauty of The Peak Park and yet combining this almost rural feel with a host of amenities that include some of the finest schools in the south west sector. In the heart of the village you will find a number of local shops, restaurants, cafes and public houses that combine to make the area so sought after and a great place to live. These excellent amenities are complemented by regular transport links into both Sheffield's and Manchester's city centres via both bus and train services making the area a firm favourite for those who wish to commute into town or beyond. The village also boasts a superb range of sporting facilities, with golf, rugby, tennis, football, badminton and cricket clubs all being found close by. The property itself offers well presented and versatile accommodation over three floors that includes a small extension on the ground floor to provide a utility area to the kitchen. It is suggested that there is plenty of room and huge potential for further development, if required, to form a much larger home if the necessary consents were acquired. The property has retained much of its original charm and character including the lovely panelling in the welcoming reception hall and the original stained glass windows which have been lovingly incorporated into the double glazing to combine modern energy efficiency with attractive original features. This really is a lovely family home that combines a superb location with attractive features, development potential, moorland views and a large plot.

- Four bedrooms.
- Gorgeous gardens to the front and rear including gated access to the open spaces of Dore Rec at the rear.
- Two spacious reception rooms, both with bay windows.
- Kitchen overlooking the lovely garden.
- Entrance hall and separate utility room.
- Family bathroom.
- Off road parking for at least two cars.
- Detached, tandem double garage.
- UPVC double glazing and gas central heating.
- Freehold, Council Tax Band E and EPC Rating D64.

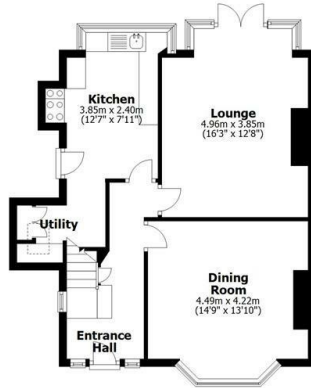




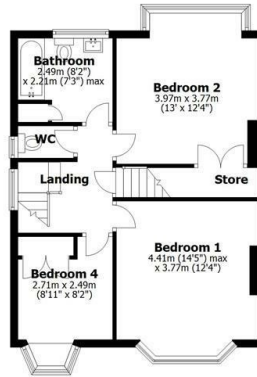
Garage
Approx. 28.1 sq. metres (302.0 sq. feet)



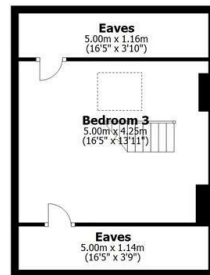
Ground Floor
Approx. 56.7 sq. metres (610.0 sq. feet)



First Floor
Approx. 53.8 sq. metres (579.8 sq. feet)



Second Floor
Approx. 33.7 sq. metres (362.5 sq. feet)



Total area: approx. 171.4 sq. metres (1845.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.



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