



39, Devonshire Road, Sheffield, S17 3NT

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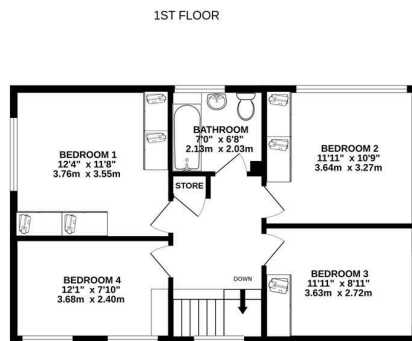
Description

A very well presented detached property that will suit both the family market who will appreciate the close proximity of the 'outstanding' local schools and those wishing to downsize to a smaller detached home in the village with easily maintained grounds. The property has recently been renovated and features modern fixtures and fittings throughout, particularly in the extended, open plan dining kitchen and the smart ground floor shower room. The attention to detail is felt throughout this home and continues on the outside with two areas of composite decking flanking a lawn in the sunny, south facing rear garden and block paved parking for two cars. The accommodation has been extended into the original garage to give better proportions in the kitchen area and a spacious utility room, perfect for all types of owner and the interlinking sitting room and dining area provide a great space for families or entertaining alike. With two bathrooms, including a luxurious ground floor shower room, supporting the four double bedrooms and a large loft space that provides storage solutions now the garage has been converted. Dore has long been regarded as one of Sheffield's most desirable areas to live, residents can take advantage of the excellent sporting facilities found within the S17 postcode. There are two golf clubs and a driving range close by, Abbeydale Sports Club offers tennis, cricket, badminton, squash, cricket and rugby facilities and there are also a number of football clubs and playing fields within the villages parameters. The beautiful surrounding countryside is always on hand to be explored from your own door, a short walk from Devonshire Road leads through the Blacka Moor Nature Reserve onto the moors that sit proudly over our cities skyline and there are a number of pubs and restaurants to frequent on your way back home. The village also offers excellent transport links into town with three bus services whisking you into the centre in under half an hour and the local train station, that is currently being revamped, has speedy links into both Sheffield and Manchester's city centres via some of the pretty, Peak Park Villages.

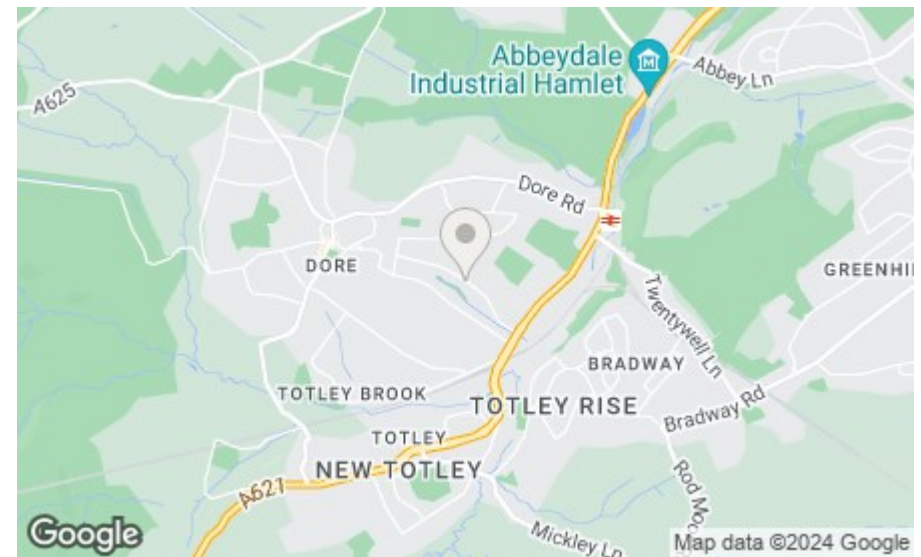
- Four double bedrooms, perfect for the family market or space for guests.
- Fabulous dining kitchen with elegant Quartz work surfaces and quality integrated appliances.
- Large, interlinking dining room and spacious sitting room with access to the rear garden and deck.
- Entrance porch/conservatory opening into the reception hallway.
- Luxurious ground floor shower room and separate utility room.
- Family bathroom.
- Pretty gardens to the front side and rear including areas of composite decking, lawn and off road parking.
- Modern gas central heating and UPVC double glazing.
- 800 year lease from 1964 at an annual ground rent of £45.
- Council Tax Band E and EPC rating D62.







TOTAL FLOOR AREA : 1496sq. ft. (139.0 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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