



3, Knowle Green, Sheffield, S17 3AP

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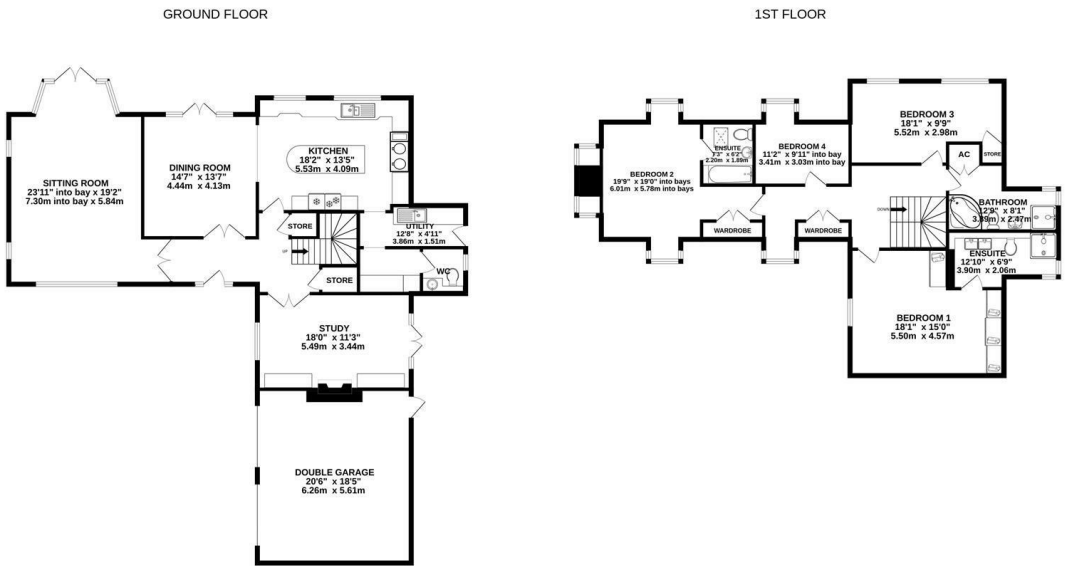
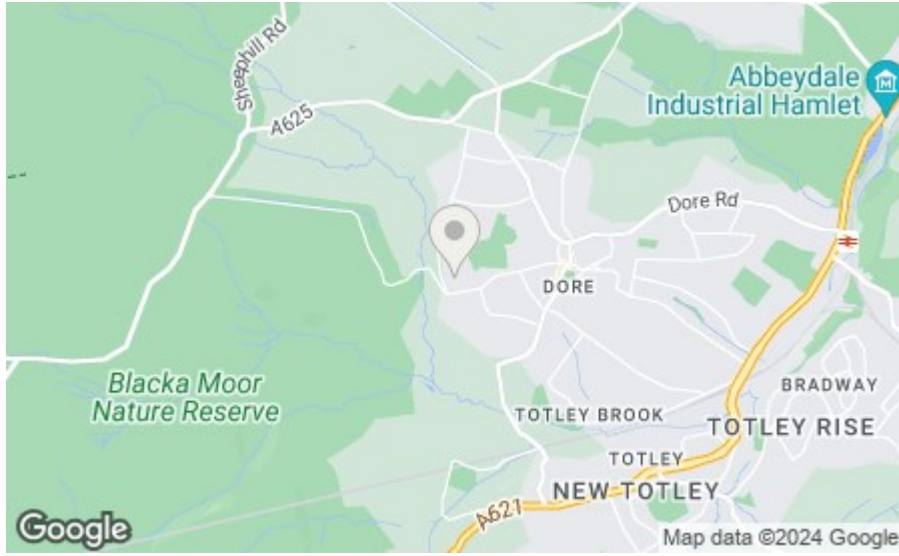
## Description.

A large and beautifully presented detached family home that occupies an enviable position on this exclusive development, at the end of the cul de sac, in south, south westerly facing gardens and commanding one of the best views in the village. This stunning home is complemented by its superb setting on the edge of the city limits, towards the top end of this most prestigious of villages. There aren't many properties that combine a great view with a super range of accommodation (2519 square feet), proximity of amenities, countryside and the potential to extend but this one does! Since its construction in 1998 number three has seen many improvements including the landscaping of the generous gardens to create a level lawn and entertainment terrace along with upgraded fittings in two of the bathrooms and the installation of a bespoke kitchen and French windows in the open plan dining area. The current owners also decided to combine two of the original five bedrooms into one to make a larger fourth bedroom but the property could easily be adapted back to its original design if a fifth bedroom was required. The space over the double garage and in the large loft also offers the potential for further development if required (subject to regs), to create a much larger family home. Dore Village is one of Sheffield's most prestigious places to live, combining an almost rural feel with the convenience of a great range of local amenities that include a mini supermarket, greengrocers and hairdressers alongside a host of busy pubs, restaurants and cafes that combine to create a vibrant social scene. Families will appreciate the 'outstanding' rated local schooling along with the super range of sports facilities and the train station provides speedy links into both Sheffield and Manchester's city centres (and London once the current development work has concluded) for those people who work outside of the area. This is an exceptional home that will be sure to impress even the most discerning of buyers.

- Four good bedrooms (originally five but two have subsequently been combined).
- Three luxurious bathrooms including two ensembles and a ground floor W.C.
- Large living room with French windows leading into the landscaped rear garden.
- Open plan dining kitchen with a defined dining area featuring further French windows into the garden and outstanding, rural views which will impress throughout the year.
- Large and versatile ground floor office/third reception area.
- Block paved off road parking for several cars and a double garage.
- Welcoming reception hall with two built in cloaks cupboards and a separate utility room having access to the rear garden.
- South, south westerly facing landscaped gardens that extend to the side and rear with areas of lawn interspersed with stone flagged terraces.
- Modern gas central heating and fully double glazed, the majority of which are modern UPVC windows.
- Freehold, Council Tax Band G and EPC rating C74.







THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2519sq. ft. (234.0 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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