



128A, Causeway Head Road, Sheffield, S17 3DZ

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Description

Causeway Head Road runs from the centre of Dore Village, up the hill towards the foot of Cross Lane and number 128A is found in a desirable position, towards the top of the road, next to the junction with Parkers Lane. This gorgeous, 1930's detached home offers a range of beautifully presented and well maintained accommodation that is laid out over two floors with modern fittings in all the right places. The property is situated on a landscaped plot that includes a broad sweep of block paved parking at the front of the house, leading to a larger than average, attached garage, past the pretty Acer trees to a pedestrian path that leads back onto the footpath on Causeway Head Road. The rear of the property includes a lovely, Indian stone terrace area that can be accessed from the kitchen and sitting room, overlooking the lawned garden area and 'hidden' patio found at the bottom of the plot. The property has a pleasant view to the rear which is particularly apparent on the first floor.

Dore Village has long been regarded as one of Sheffield's most desirable places to live. The village has superb transport links including speedy bus links into the centre of town and train services that provide links to Manchester via some of the pretty Peak Park Villages. There are an excellent range of local shops, cafes, pubs and restaurants that provide residents of Dore with everything that they require and the greater S17 postcode supports a host of sports clubs including golf, tennis, squash, rugby, cricket and tennis facilities. The surrounding countryside is easily accessible and the first class local schooling providing an excellent education Dore has a strong sense of community and is amongst the top places to live in the city. With Sheffield United Football Club having recently acquired the HSBC sports ground it is also very likely that property prices in this area will stay well ahead of the national curve and Dore represents an excellent place to invest your money.

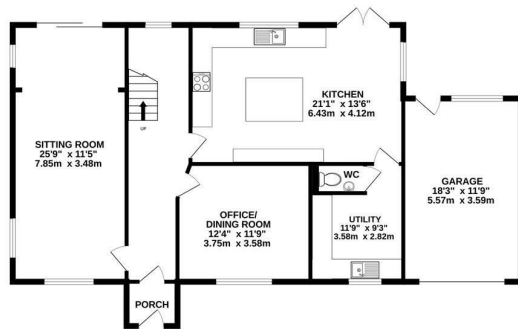
- Four spacious bedrooms including a lovely principal suite.
- Fabulous, open plan, Shaker style dining kitchen with a central island, surmounted in elegant granite and having French windows to the rear terrace.
- Large sitting room overlooking the pretty garden with a feature fireplace and patio doors to the gorgeous garden.
- Versatile second reception room, ideal to be used as a dining room or home office.
- Two luxurious bathrooms including one ensuite, both with modern fittings and contemporary tiling..
- Block paved off road parking and a separate, single garage.
- Porch, entrance hall, large utility room and a ground floor W.C.
- Pretty, landscaped gardens to the rear including a flagged stone terrace, shaped lawn and 'hidden terrace/dining area'.
- EPC rating C72 and Council Tax Band F.
- 999 year lease from 1938 at an annual ground rent of £5.



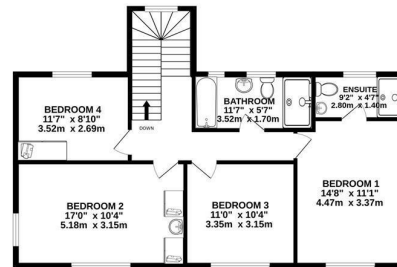




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1995sq.ft. (185.3 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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