



# 1, Knowle Green

Sheffield, S17 3AP

## Description

A substantial detached family home that occupies an enviable position on the edge of Dore Village. Number 1 is the largest type of home on this well regarded development and was actually chosen as the show home for the site when it was constructed in the late 1990's and with its excellent position, tucked away close to the end of the cul de sac, on a larger than average south through to west facing plot that includes mature gardens to the front, side and rear, it is easy to see why. With its stylish frontage, that includes a two storey glazed facade and a sensible design that provides the majority of the principal accommodation with plenty of sunlight and access to the south westerly facing garden this attractive home could easily be mistaken for having been built in the last decade. Internally there is an impressive 2637 square feet of living space that is laid out over two floors and includes four reception areas and an open plan kitchen on the ground floor complemented



- Five bedrooms including a very impressive principal suite which includes a walk in dressing room with fitted wardrobes, a lounge area and a large bathroom.
- Dining room with access to the open plan kitchen.
- Three bathrooms (two ensuite) and two ground floor W.C.'s.
- Freehold, Council Tax Band G, timber double glazed throughout and gas central heating combing to provide a brilliant EPC rating of C70.
- Spacious sitting room with Inglenook fireplace and French windows to the rear garden.
- Open plan dining kitchen with defined seating and dining areas.
- Block paved off road parking, detached triple garage and superb gardens to three sides of the house.
- Ground floor home office with French windows to the terrace and rear garden.
- Snug with further French windows opening onto the rear garden.
- Wide and welcoming reception hall that provides a superb first impression to this magnificent home.



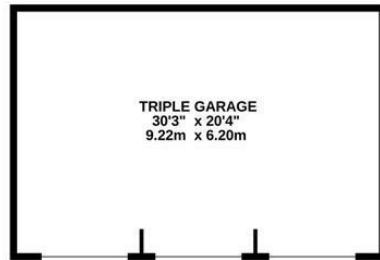
by five bedrooms and three bathrooms on the first floor. Externally there is a wide expanse of block paved driveway at the front, leading to a detached, triple garage block and there are immaculate gardens to the front, side and rear providing plenty of room for extending or even to redevelop the whole site (subject to regs and planning). The property will certainly appeal to the family market due to its size and position in the village, close to picturesque countryside walks and the first class schooling that is found in Dore. The village has long been regarded as one of the cities most eminent places to live. There are an excellent range of local shops including a post office service, chemists, grocers, supermarket and doctors alongside a number of busy cafes and pubs that combine to create a thriving social scene. Dore is also very well connected by transport links, Dore and Trolley Train Station provides a speedy alternative to bus services and can whisk you into the centre of town in under ten minutes and from there there are numerous links to the capital. Alternatively there are also services through The Peak Park to the centre of Manchester. Sporting facilities are also plentiful, Abbeydale Sports Club has tennis, squash, rugby, cricket and gym facilities along with a popular clubhouse and there are two challenging golf courses and a driving range also found within the S17 postcode. This is a fabulous home in a superb location and a property that should not be missed.



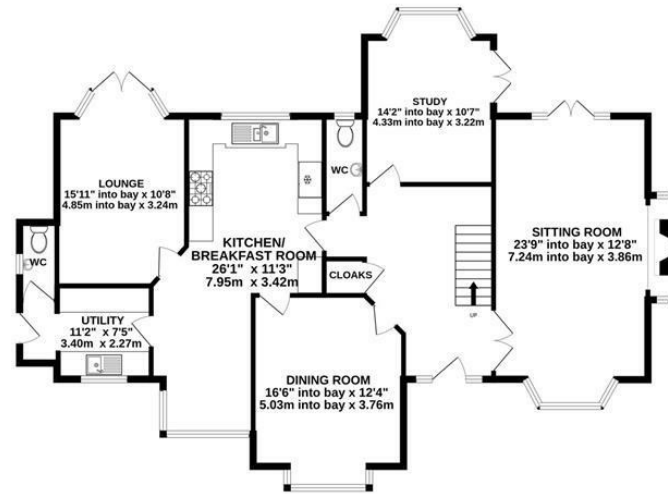




OUTBUILDING



GROUND FLOOR



1ST FLOOR

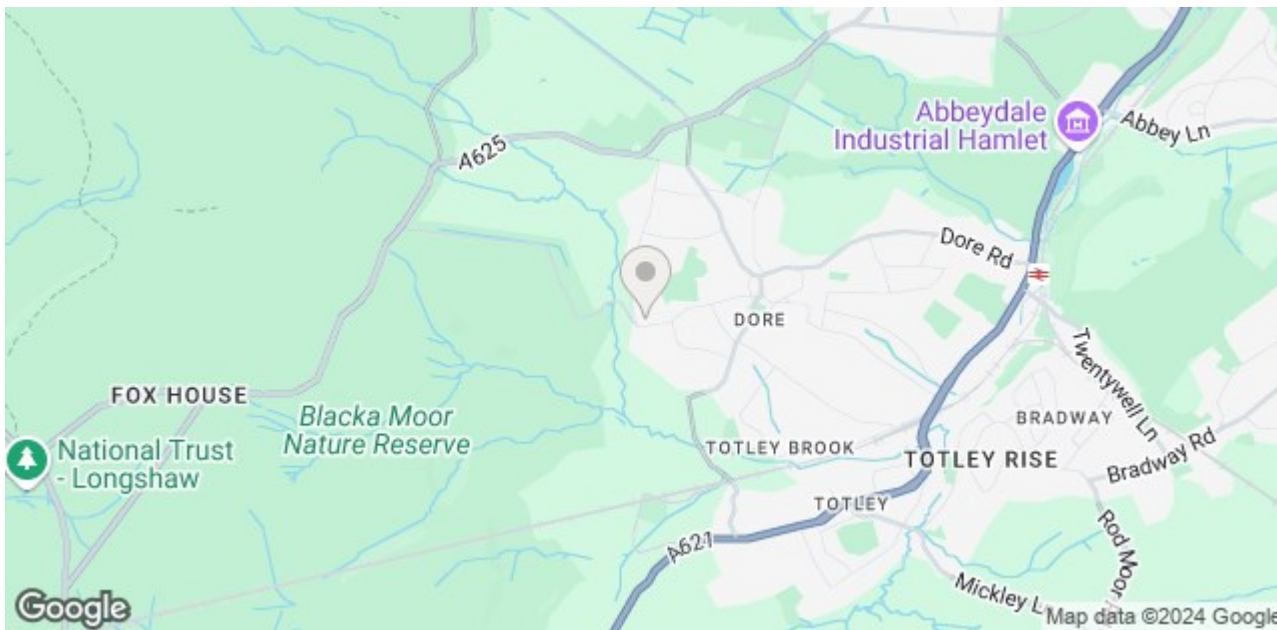
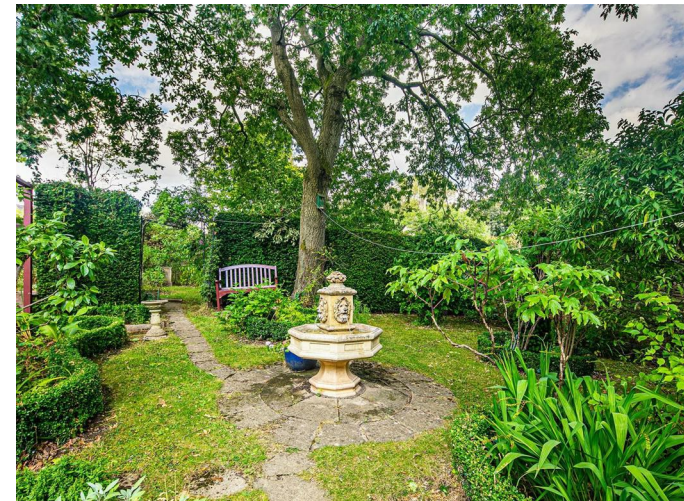


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2637sq.ft. (245.0 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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