



120, Causeway Head Road, Sheffield, S17 3DW

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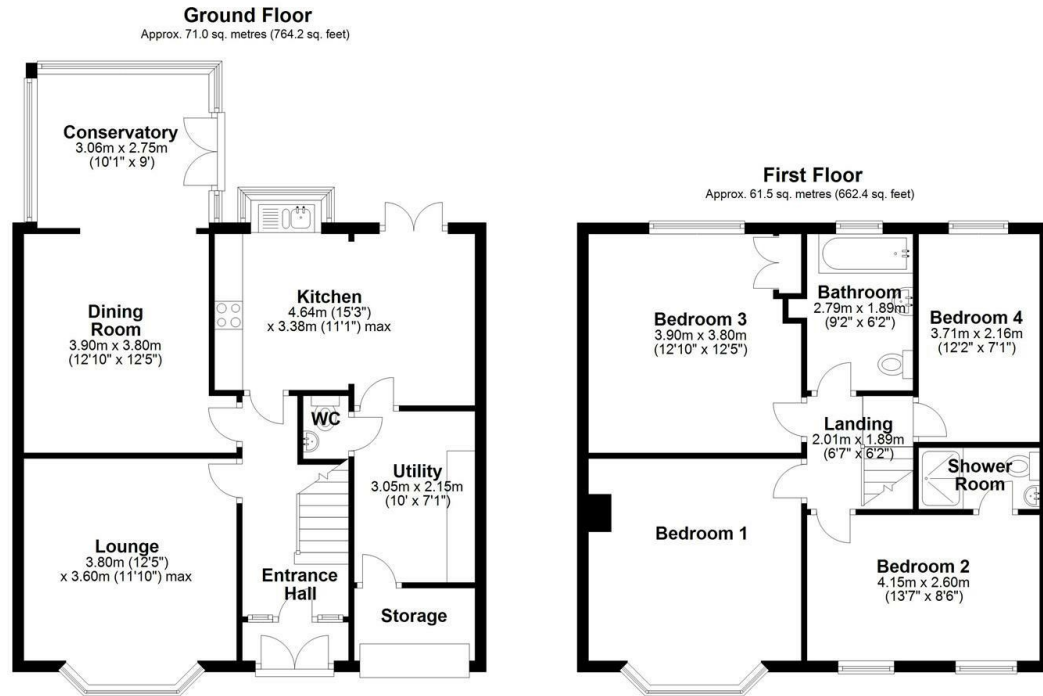
Description

A deceptively spacious property offering extended, beautifully presented accommodation over two floors which includes two reception rooms alongside an open plan breakfast kitchen, perfect for the modern way of living. The lovely interior which features bespoke, plantation style shutters in the sitting room and principal bedroom is complemented by the pretty and mature gardens to the rear which is well stocked and provides a profusion of colour in the warmer months of the year. This top section of Causeway Road has always been well regarded with the houses being well set back from the road and ideally situated between the thriving village centre and the lovely, countryside walks that can be found on all sides of Dore. The side extension has allowed for four double bedrooms on the first floor alongside two luxurious bathrooms and there is also potential for additional accommodation in the part converted loft if the necessary consents were acquired. The S17 postcode is highly sought after for good reasons, residents have the pick of a number of excellent catering establishments which include award winning restaurants, pubs and cafes and there are also a superb range of sporting facilities. The two golf courses and driving range offer the potential for keen golfers to hone their swing while the busy Abbeydale Sports Club and Sheffield Tigers Club provide Tennis, Squash and Rugby facilities and a super social scene. Those looking to commute into the city or Manchester can find speedy train link at Dore and Totley Train Station and if you work in the main city hospitals and universities these can be found within a short drive or bus journey. The family market will appreciate the first class schooling for all age groups and the numerous parks and countryside walks that are readily available to keep the more energetic members of the family occupied. This really is the perfect setting for such a lovely home!

- Four double bedrooms and potential via the loft for more (subject to regs).
- Spacious sitting room with plantation shutters framing the bay window.
- Extended dining room that opens into the garden room with French windows opening to the garden.
- Breakfast kitchen with downlighters and French windows.
- Large utility room, ground floor W.C and small storage room in the old garage.
- Entrance porch and a welcoming reception hallway with a handy under stairs storage cupboard.
- Two luxurious bathrooms including an ensuite shower room with contemporary tiling surrounding the modern suites.
- Block paved off road parking for two or three cars.
- Mature garden to the rear with a flagged terrace and area of lawn.
- Gas central heating and UPVC double glazing.



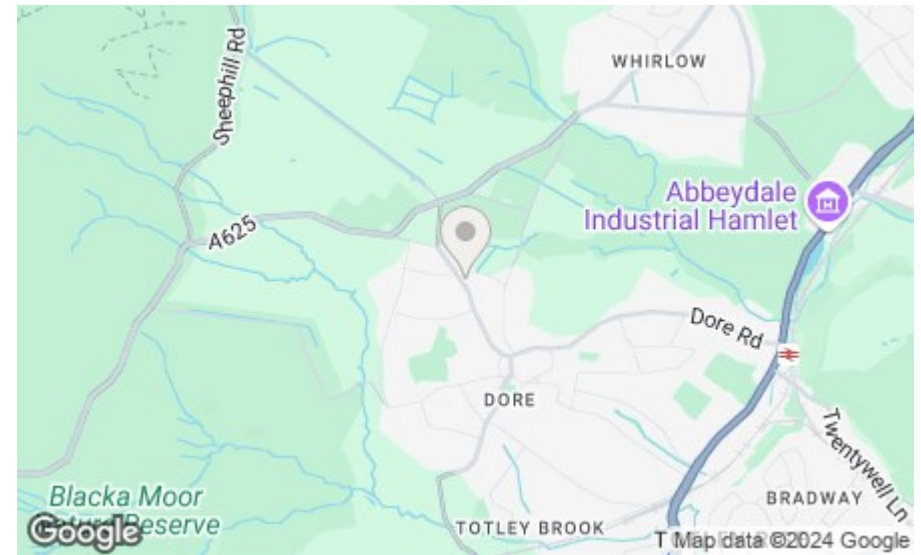




Total area: approx. 132.5 sq. metres (1426.6 sq. feet)

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

120 Causeway Head Road



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