



4, Devonshire Drive, Sheffield, S17 3PJ

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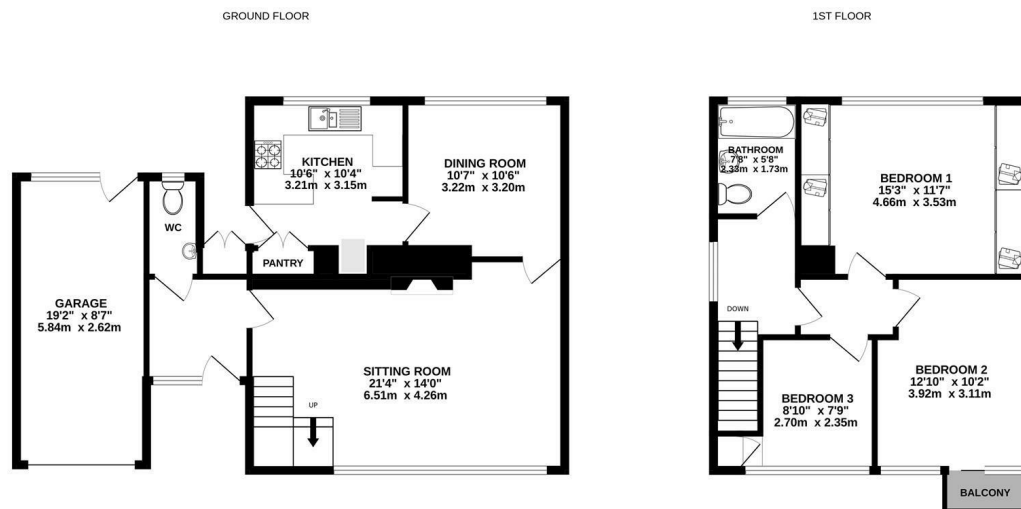
Description

A late 1960's detached property that is situated on a quiet cul-de-sac, close to the top of Devonshire Road and only a short walk away from the excellent amenities that are situated at the heart of Dore Village. Number four is located on a generous plot which includes a block paved driveway for two vehicles and lawned gardens to both the front and rear. If you are looking for a larger property and have the budget to afford building works then the potential for development is obvious. The space over the garage and hallway is crying out for an extension and the large rear garden provides plenty of room for further building works (all subject to the necessary consents and regs). The property in its current form is also more than acceptable although it does require a general scheme of personalisation bar the windows that were upgraded in 2019. There is a large sitting room, dining room, kitchen, reception hall and W.C on the ground floor and three good bedrooms and a bathroom on the first floor. The property would currently suit a small family, couples or downsizers who appreciate a generous garden and great position close to everything that the desirable village of Dore has to offer. People are naturally drawn to Dore Village because it is such a great place to live and raise a family. With surrounding countryside is always on hand and can literally be explored from your own doorstep and within thirty minutes you can find yourself on the top of Blacka Moor enjoying panoramic views back towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town and the train station also provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Sporting facilities also abound in the S17 postcode, there are two challenging golf courses and a driving range found in Bradway and rugby, tennis, squash and hockey facilities can be found at Abbeydale Sports Club. Sheffield United's recent acquisition of the HSBC sports club will also be bound to make a positive impact on the desirability of the area and continue the upward trend of house prices making it a prudent place to invest.

- Three good bedrooms, two with built in wardrobes and one with access to a small balcony.
- Obvious potential to extend to the side and rear to form a much larger property (subject to regs and consent).
- Spacious sitting room and dining room overlooking the rear garden.
- No onward chain.
- Kitchen with fitted wall and base units and access to the rear lobby and garden.
- Reception hall and ground floor W.C.
- Block paved off road parking for at least two cars and a single garage.
- Generous gardens to both the front and rear.
- 800 year lease from 1969 at an annual ground rent of £45. Cavity wall insulation installed on 2008 and guaranteed for 25 years.
- Gas warm air central heating, UPVC double glazing (installed in 2019), Council Tax Band E, EPC rating E49.







THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1130sq. ft. (105.0 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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