



31, Kings Coppice, Sheffield, S17 3RZ



# 31, Kings Coppice

## Sheffield, S17 3RZ

### Description

Kings Coppice is a popular development that is situated just off the top part of Totley Brook Road, close to the bus terminus and the 'outstanding' King Eggberts School. Number 31 has recently undergone significant improvements, having been redecorated, some new carpets having been fitted, both bathrooms modernised to a high standard and a ground floor, rear extension providing an excellent addition to the reception space. The property offers an excellent balance of accommodation for the family market and the potential to add even more space (fifth bedroom/extra reception room/home office) if the garage or loft space were to be converted like some of the neighboring properties. Buyers are naturally drawn to Dore Village because it is such a great place to live and raise a family. With outstanding schooling and a strong sense of community, the village plays host to an annual gala on 'The Rec' along with other events on the village green and there are a number of busy pubs, restaurants and cafes that all combine to make the area a popular destination for a night out and a great social scene. The beautiful surrounding countryside is always on hand and can literally be explored from the end of Totley Brook Road and within thirty minutes you can find yourself on the top of Blacka Moor enjoying panoramic views towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town from the bus terminus at the end of the road and the local train station provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Excellent sporting facilities are also a feature in the S17 postcode, there are two challenging golf courses and a driving range found in Bradway alongside rugby, tennis, squash and hockey facilities which 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.

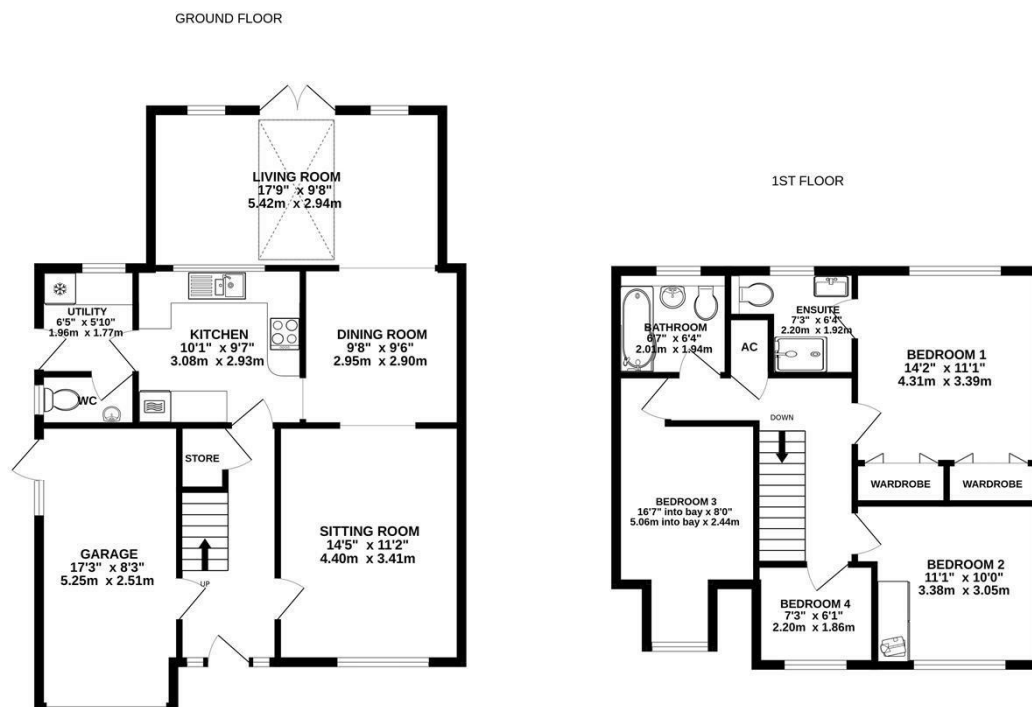
- Council Tax Band E, UPVC double glazing and gas central heating.
- Freehold and no onward chain.
- Extended accommodation and a cul de sac location, ideal for family life.
- Excellent EPC rating of C69 to help with costly utility bills and the rising energy price cap.
- Large ground floor living room overlooking the garden, off the kitchen/diner.
- Four bedrooms including three doubles.
- Two bathrooms (one ensuite) and a ground floor W.C.
- Sitting room opening to the dining room.
- Kitchen and utility room.
- Off road parking and a garage that offers the potential for conversion into an additional reception room perhaps (subject to regs).











THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1302sq.ft (121.0 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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