



16, Old Hay Gardens

Sheffield, S17 3HG

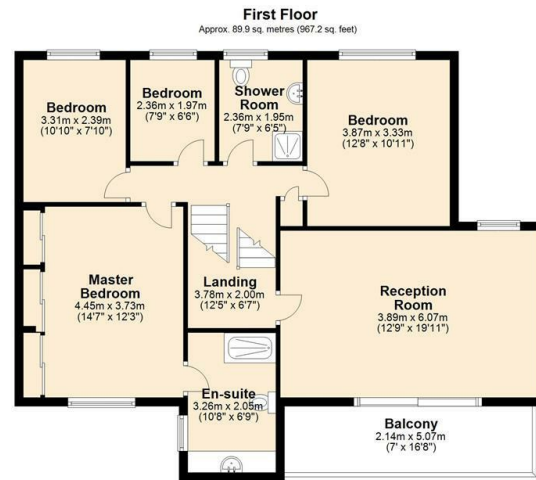
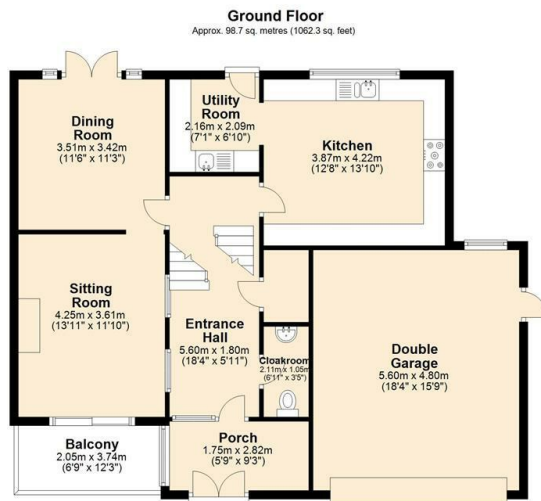
Description

Enjoying a superb setting in the very desirable village of Dore, on the edge of the beautiful surrounding countryside yet conveniently only a short walk away from the local amenities. This gorgeous property will appeal to a broad range of buyer, with an excellent range of accommodation laid out over two/three floors providing flexibility in the way it can be used and plenty of space for the family market. It is suggested that there is also huge potential to further the living space by extending to the rear (subject to regs). Old Hay Gardens is a very desirable location in the village. The house benefits from a quite wonderful view at the front, that can be enjoyed from the majority of the rooms, towards the Blacka Moor Nature Reserve that sits proudly over the city skyline. The surrounding countryside is literally found outside your door giving the property a rural feel yet the village amenities are conveniently found, only a few minutes walk away, giving this property the best of both worlds. Dore and Totley have some of the best schools in the city and the transport links are also very good. Dore and Totley Train Station is found at the foot of Dore Road and provides speedy links into the city centre or into Manchester via some of the pretty Peak Park villages while the local bus service can whisk you into town in under thirty minutes. If sports are your thing then the S17 is the place to live. Rugby, tennis, squash, hockey, cricket, golf and football clubs are all very much part of life in the postcode, as are award winning restaurants, pubs and bars which all combine to provide a thriving social scene. Not only is this superb house beautifully presented throughout but the vendors have also paid attention to the energy efficiency of the property. By installing solar panels, new windows and a modern heating system the property now has all the tools to retain energy and this is reflected in the excellent EPC rating of B 88. This of course helps to reduce costly utility bills and give peace of mind. The solar panels have a 9.8 kilowatt battery to retain the day's input and charge an EV if a charging point was installed.

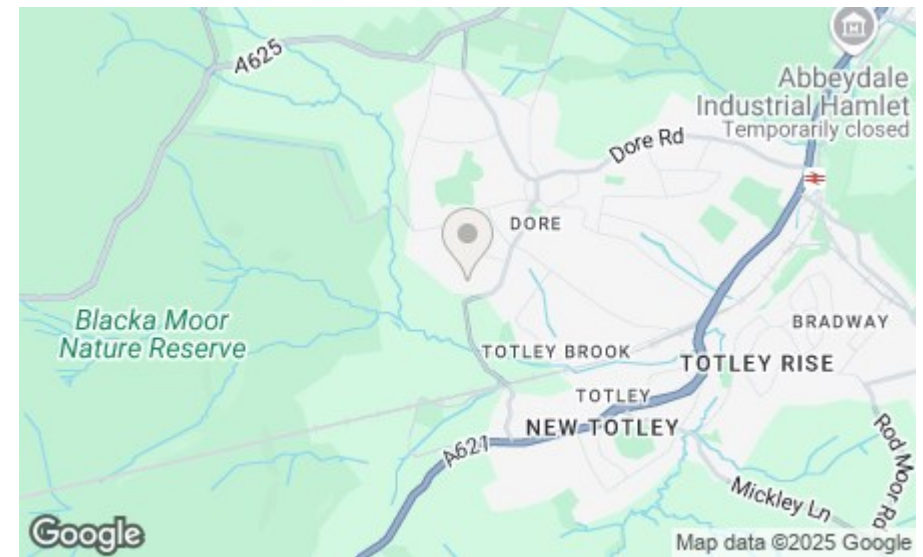
- Stunning, southerly views towards the picturesque Blackamoor Conservation Area.
- Large, recently installed (April 2024) breakfast kitchen with Quartz work surfaces and a separate utility room
- Re-roofed in approximately 2015.
- Modern boiler installed in 2013, full UPVC double glazing and Solar panels that provide a feed-in tariff and cheaper running costs when the sun is shining. All contributing to the excellent EPC rating B88.
- Split level reception room with two defined areas for versatility and access to a recently installed, south-facing composite deck which features a clear glass balustrade.
- Large living room with French windows to the south-facing roof terrace/balcony which features clear glass balustrading and composite decking.
- Four bedrooms including three good doubles, one of which enjoys the stunning views towards the open countryside.
- Two luxurious bathrooms (one ensuite) and a ground floor Cloakroom/W.C for convenience.
- Off-road parking for two or three cars and a double garage.
- Close to the outstanding local schooling, train station and varied amenities that combine to make the village of Dore such a fabulous place to live.







Total area: approx. 188.5 sq. metres (2029.5 sq. feet)



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