



122, Townhead Road

Sheffield, S17 3GB

Description

An extended, 1950's detached home that is situated on a fabulous plot on the edge of Dore Village, close to local amenities and the surrounding countryside. This delightful family home has been extended over the years to form an excellent range of accommodation over two floors and it is suggested that there is the potential to add even more accommodation if the necessary consents were acquired. The property is located in a very desirable position in Dore, on this well regarded road, a moments walk away from the village centre and backs onto the Dore Recreation Ground which acts as an extension to the garden and is perfect for children. The property is approached via a wide, York stone flagged driveway that has the capability to park five or six cars (alongside further space in the single garage) and provides a great first impression to this home. The feeling of space continues throughout the home with a welcoming reception hall serving two large reception rooms and an extended dining kitchen. Upstairs, the spacious galleried landing provides a lovely, light and airy feel to the first



- Extended accommodation and the potential to extend further (subject to regs), perfect for the family market.
- Three bathrooms including two ensembles.
- Wide and welcoming reception hall with hardwood flooring and a ground floor W.C.
- Large plot with mature gardens to the rear and plenty of off road parking.
- Spacious sitting room opening into a further well proportioned dining room that offers the flexibility to be utilised in a number of different ways.
- Utility room with further range oven (perfect for Christmas or when entertaining), walk in pantry and a separate, extended side lobby, with access to the integral single garage.
- Four double bedrooms.
- Generous dining kitchen with a snug area featuring a wood burning stove that creates a lovely feel in the colder months of the year.
- York stone driveway that provides off road parking for several cars and the potential to install gates.



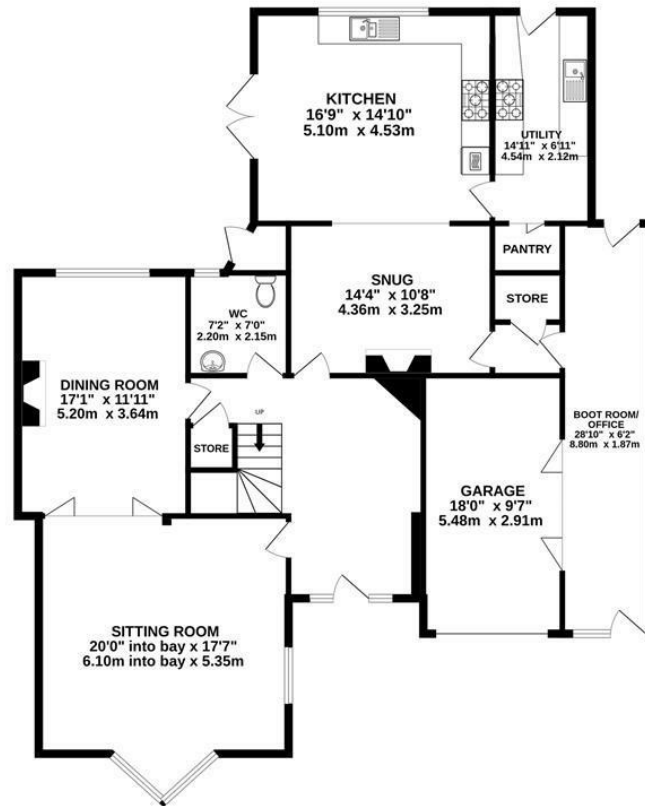
floor and provides access to four large double bedrooms and three bathrooms (two of which are ensuite). To the rear of the house there is a stunning garden, immaculately maintained by the current owners, combining formal lawns and terrace with a lovely kitchen garden at the bottom of the plot with raised beds, greenhouse, sheds and fruit trees. The garden also has gated access to the Dore Recreation. People 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 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 your own doorstep and within thirty minutes walking 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 while 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 to hone your swing 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.



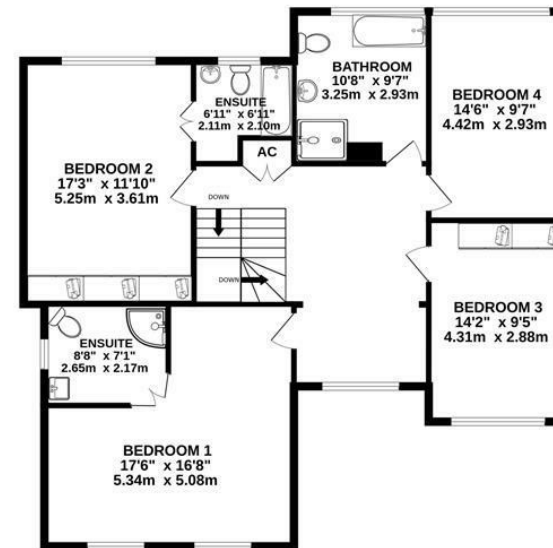




GROUND FLOOR



1ST FLOOR

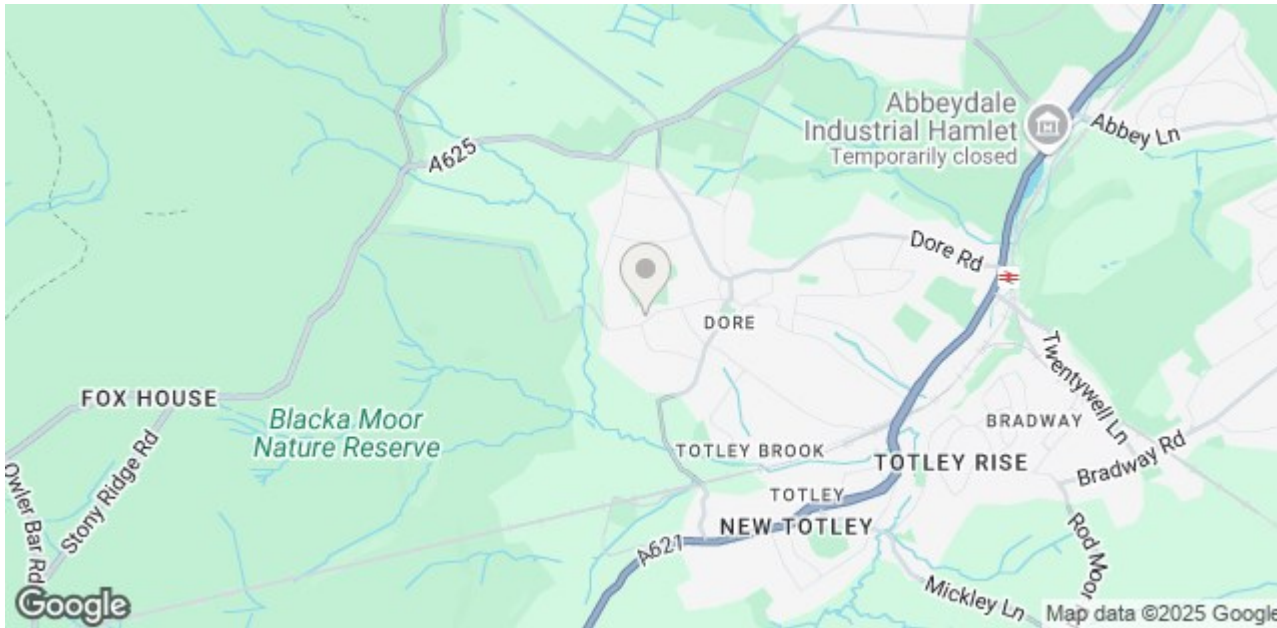


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2734sq.ft. (254.0 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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