



13, Furniss Avenue, Sheffield, S17 3QJ



# 13, Furniss Avenue

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## Description

One of those exceptional properties that marry an immaculate interior, landscaped south facing plot, 'outstanding' schools catchment and an excellent C grade at EPC to create a quite superb and efficient home. With renovation costs still being quite costly and not a sensible option in the current market, this elegant home is a stand out pick for those buyers looking for an already renovated and skillfully extended property that requires zero works required. The design is sensible and well thought out, perfect for the modern way of life and includes the ubiquitous, open plan, dining kitchen area alongside a separate sitting room, four good bedrooms (one perhaps to be used as a home office with attractive plantation style shutters) and two luxurious bathrooms making it perfect for the average sized family or downsizer market. With a fabulous south facing rear plot featuring a composite deck adjacent to an Indian stone terrace and a further, lower composite deck and lawned garden area leading to a summerhouse/shed with covered seating area the current owners have done a fantastic job in presenting this home to its very best standard. 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.

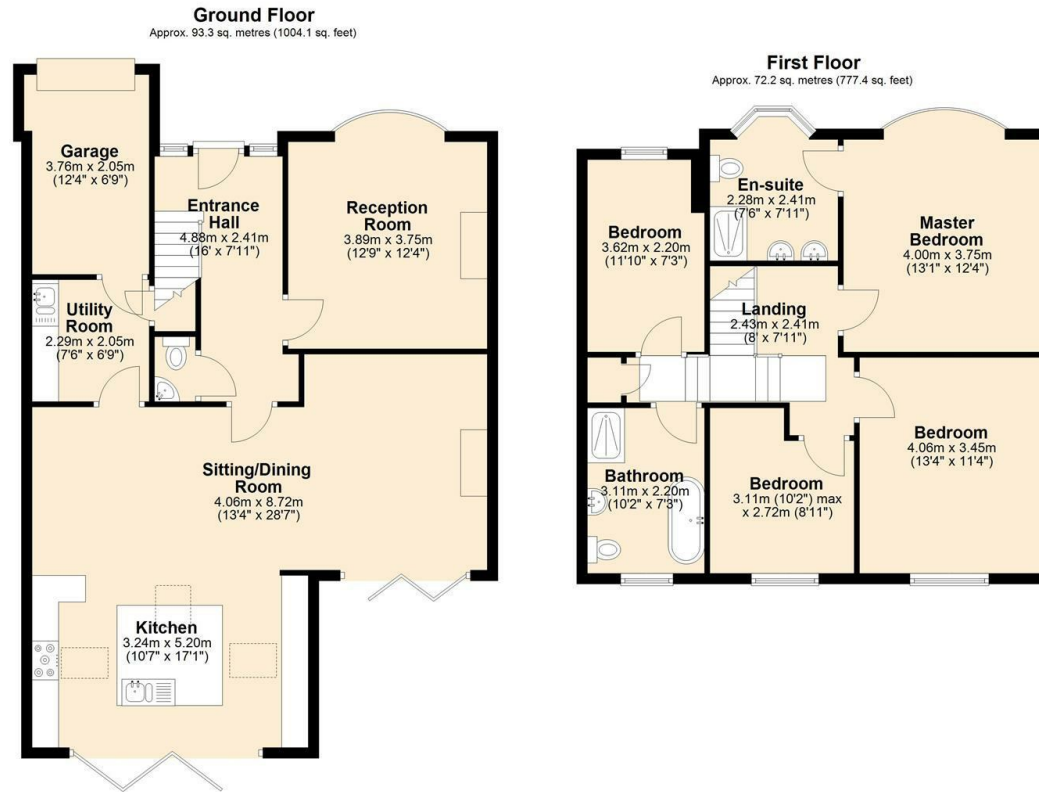
- Extended detached with a great layout and superb finish throughout.
- Four bedrooms including three good doubles and a large single/home office.
- Two luxurious bathrooms (one ensuite) with a lovely modern feel.
- Two spacious lounge areas including fireplaces (one stove).
- Superb, open plan dining kitchen with an L shaped design to enable defined areas.
- Wide and welcoming reception hall providing a great first impression to this lovely home.
- Block paved driveway providing off road parking for at least two cars and a small garage for storage of essential items.
- Utility room and separate ground floor W.C.
- Freehold and Council Tax Band E.
- Modern double glazing, building regs and gas heating combine to provide an excellent EPC rating of C70 and reduce costly utility bills.



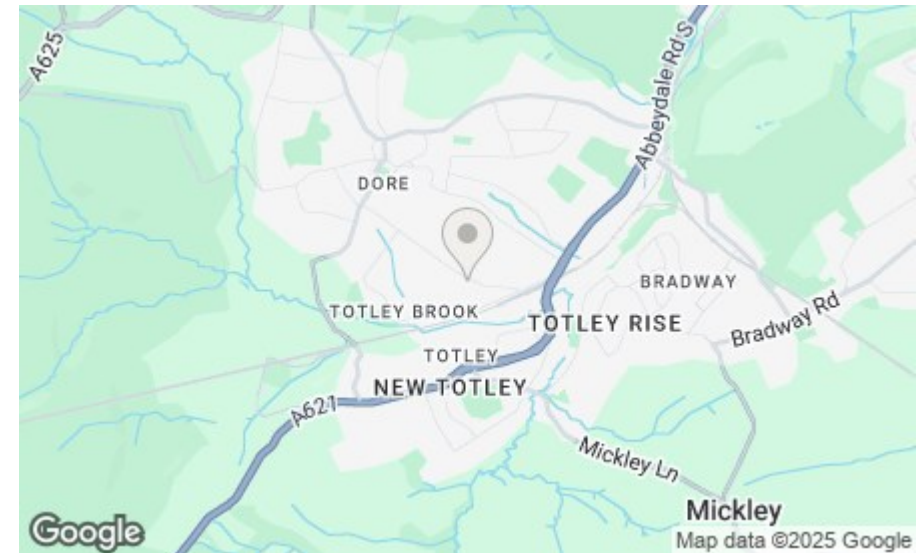








Total area: approx. 165.5 sq. metres (1781.5 sq. feet)



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

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