



88, Devonshire Road, Sheffield, S17 3NW

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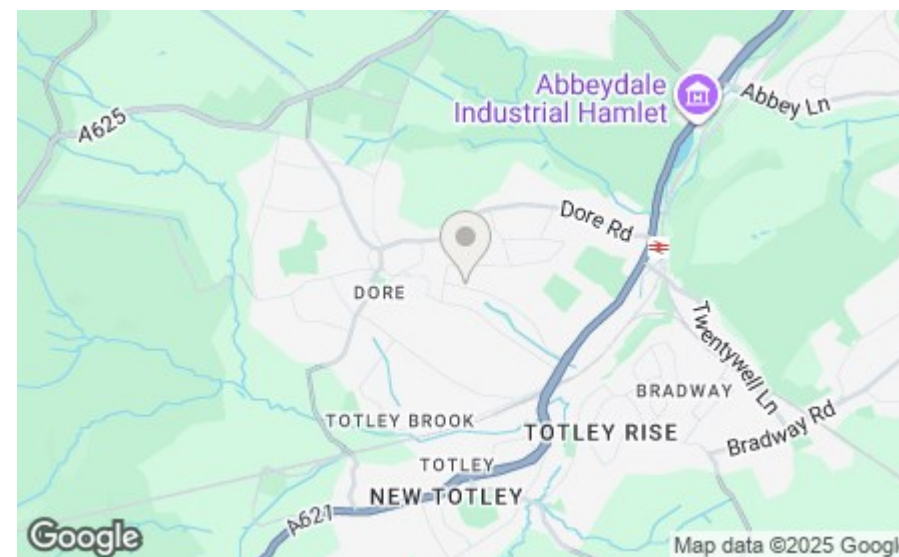
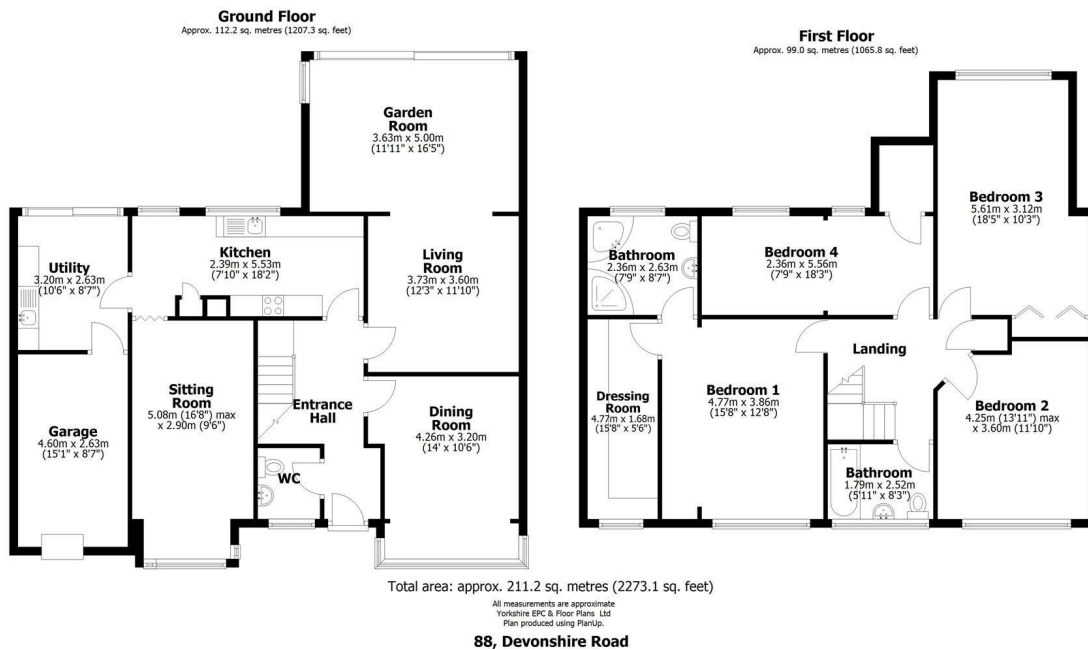
Description

Situated towards the top end of this desirable road, close to the village centre and having been significantly extended by the current owners to form a quite lovely home. The property features modern fixtures and fittings in all the right places and generous room sizes throughout. No one will be complaining about having a small bedroom here, the four doubles are all really well proportioned, making it the perfect family home. There is often a discrepancy between space on the ground floor compared to the first floor layout but this is certainly not the case here. The extensions have been thoughtfully designed to maximise the living space and have provided three good receptions in this house. On top of this there is a large utility room (a must in any family home) and a really smart kitchen that could easily be made larger by knocking through to the adjacent reception room or by further extending to the rear if required. Situated close to both Dore Infants and King Egberts Secondary Schools and within a short walk of the centre of Dore. The village amenities include a number of cafes, pubs and restaurants which combine to create a thriving social scene along with a chemists, post office, doctors surgery and local supermarket for everyday use. The wider S17 postcode offers a fabulous range of sports facilities with golf, tennis, cricket, badminton, bowls, football and rugby clubs all being on hand. There are also excellent transport links into town on the bus services or a train station that links Sheffield to Manchester via some of the pretty Peak Park villages making Dore one of the best places to live for commuters out of town. Sheffield United Football Club have also recently acquired land in the village with plans to form a Category A training ground which will be sure to have a positive impact on house prices in this already very expensive neighbourhood and make it a great place to invest.

- Four large double bedrooms including a fabulously spacious principal suite.
- Two bathrooms including one ensuite and a separate, ground floor W.C.
- Three good reception rooms including an extended living room that overlooks the garden.
- Smart kitchen with elegant Quartz work surfaces and a range of sleek and contemporary units.
- Welcoming reception hall and a separate utility room with access onto the garden
- Block paved off road parking for two to three cars and an integrated garage.
- Low maintenance rear garden including an area of terrace and lawn.
- Great location in Dore within catchment area for some of the very best local authority schools in the city.
- Freehold and Council Tax Band G.
- Gas central heating and UPVC double glazing combine to create an EPC rating of D63.







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