







## 2 Dewar Drive

Millhouses • Sheffield • S7 2GQ

Guide Price £450,000 - £460,000

Occupying an enviable, generous corner plot in Millhouses, is a 3-bedroom semi-detached family home offering fabulous potential to extend, with planning permission granted. A modern family home, beautifully presented throughout, which benefits from generously proportioned rooms, an attractive enclosed wraparound garden, detached garage, driveway, security alarm and cameras. All carpets and blinds are included within the sale. Benefits from combination gas central heating and double glazing. Excellent school catchment. A uPVC front porch creates useful cloakroom storage with a stained-glass internal door leading through to a welcoming hallway with Amtico flooring. There are two generously proportioned flexible reception rooms ideal for family life, including a cosy bay fronted living room with focal feature fire, along with a dining/family room filled with natural light and overlooking the rear garden. The kitchen is fitted with neutral units, contrasting worktops, Neff microwave, Bosch oven/grill, Neff gas hob and AEG dishwasher. Features a walk-in utility cupboard and side door access to the enclosed wraparound garden. There is potential to extend the kitchen, subject to consents. The first-floor features two double bedrooms and a third single room, all presented in modern grey tones, carpet and providing built-in wardrobe storage. The main bedroom benefits from a lovely bay window. The family bathroom is stylishly tiled, fitted with a Villeroy & Boch white suite and a separate shower enclosure. The first-floor landing provides access to the loft space, which is fully boarded for storage and offers potential to convert. Externally, a driveway leads to a detached garage, creating secure parking. An attractive front garden creates a great first impression with a secure gate leading through to a private, enclosed south facing side family garden, with a lawn, flowing through to a rear garden with a patio. Dewar Drive is a highly sought-after quiet road in Millhouses, well-placed for highly regarded schools, shops and amenities, Millhouses Park, Ecclesall Woods, further recreational facilities and access to Dore Train Station, the city centre, hospitals, universities and the Peak District





- Semi-Detached Family Home
- Generous Corner Plot
- Fabulous Potential to Extend
- 2 Good Sized Flexible Reception Rooms
- Stylish Modern Bathroom
- Sought-After Residential Location in S7
- Wraparound Enclosed Garden
- Detached Garage & Driveway
- Freehold
- Council Tax Band C, EPC Rating C

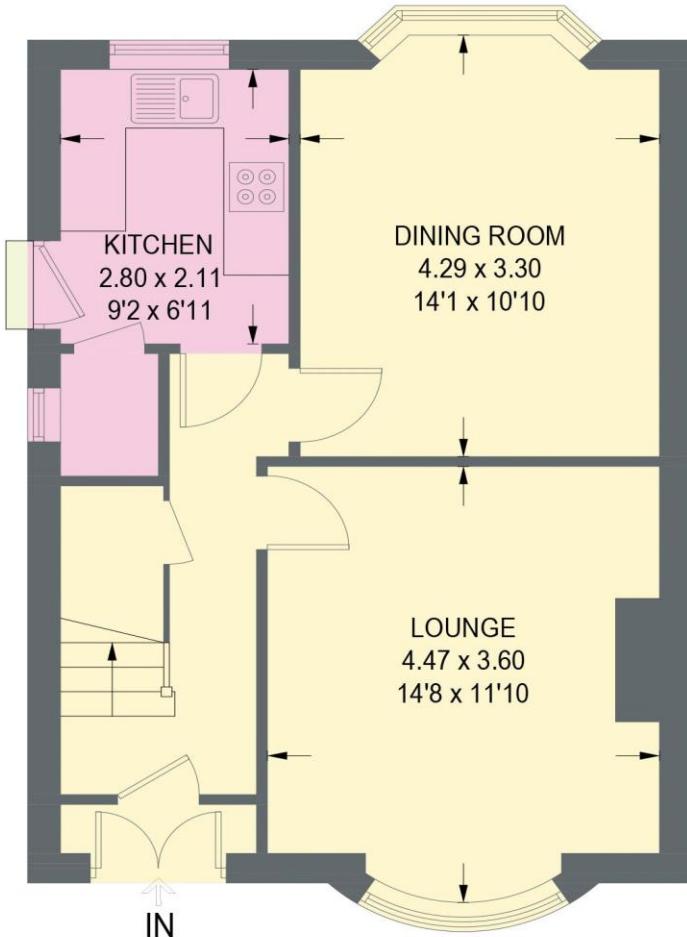


# 2 DEWAR DRIVE

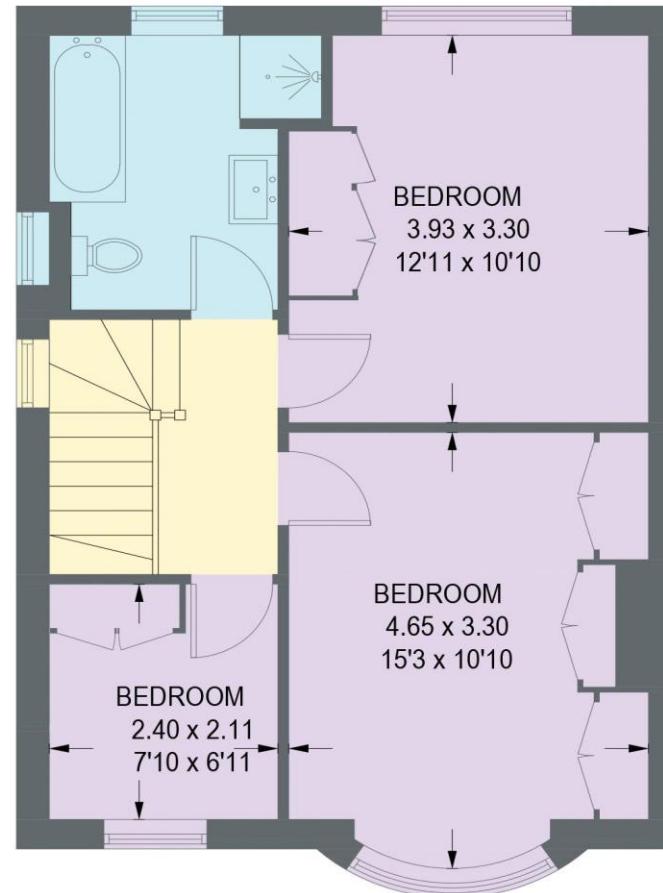
APPROXIMATE GROSS INTERNAL AREA = 90.3 SQ M / 972 SQ FT

GARAGE = 11.2 SQ M / 120 SQ FT

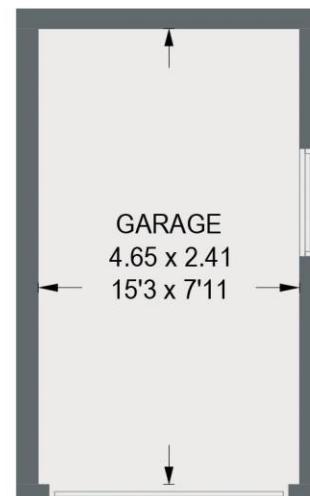
TOTAL = 101.5 SQ M / 1092 SQ FT



**GROUND FLOOR**  
**45.6 SQ M / 491 SQ FT**



**FIRST FLOOR**  
**44.7 SQ M / 481 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.



**haus**

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