



73, King Egbert Road, Sheffield, S17 3QR

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Description

The stunning, three floor property has four immaculately presented and well proportioned bedrooms, including a master king size ensuite, two good doubles, three bathrooms and a ground floor W.C with laundry room.

A spacious open plan dining kitchen on the ground floor that opens onto the garden through French doors.

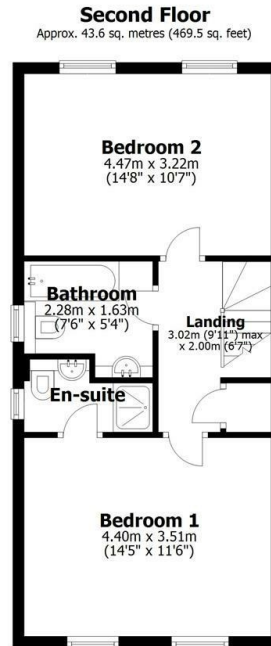
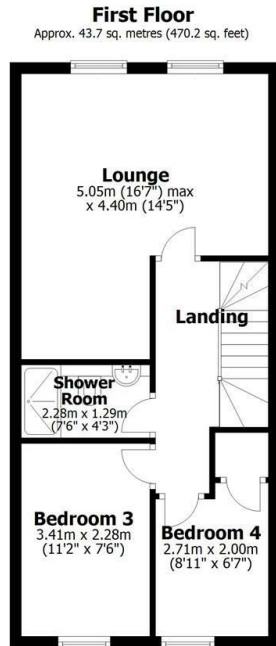
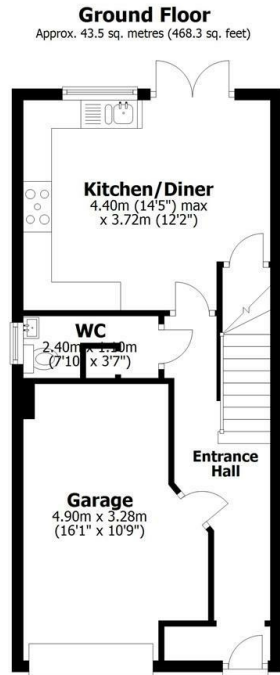
A spacious living room on the first floor that enjoys an open outlook to the rear. Externally there is off road parking for two cars in front of the integrated garage and a pleasant, lawned rear garden. An easily accessible expansive loft which can be developed into an extra room and still provide storage. The property is best viewed to be appreciated.

The village of Dore is such a great place to live, the schooling is first class, with outstanding performance and considered to be some of the best in Sheffield and the amenities offer excellent local shopping. Transport services include train and bus links into the city (or out to the Peaks) and the sports facilities in S17 are second to none.

- Four bedrooms including two good doubles.
- Large lounge on the first floor.
- Open plan dining kitchen overlooking the pretty rear garden.
- Three bathrooms (one ensuite).
- Entrance hall with ground floor W.C.
- Off road parking for two vehicles and an intergated garage which provides excellent storage or the potential to be developed into additional accommodation (subject to regs).
- South westerly facing rear garden.
- Within catchment for highly regarded schooling.
- Gas central heating, UPVC double glazing and modern building regs combine to produce an excellent EPC rating of C76
- 133 years remaining on the lease at an annual ground rent of £360.00.



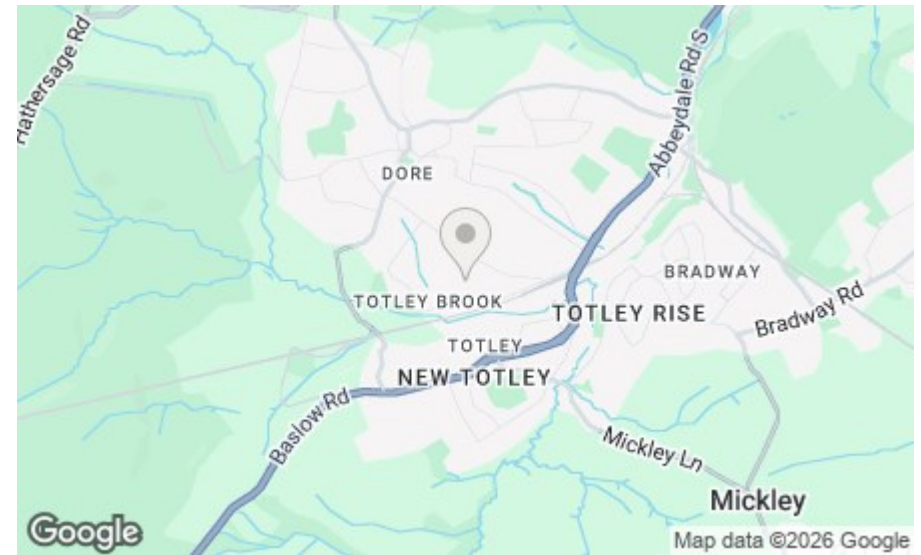




Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

73 king egberts road, Sheffield



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