



17A, Kings Coppice

Sheffield, S17 3RZ

Description

An affordable detached home that is situated in one of the cities most desirable postcodes. 'Kings Coppice' is a popular development situated just off the top part of Totley Brook Road, close to the bus terminus and the 'outstanding' King Egberts School. Buyers 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 all combine to make the area a popular destination for a night out and provide a great social scene. The beautiful surrounding countryside is always on hand and can literally be explored from the end of Totley Brook Road and, within thirty minutes, you can find yourself on the top



- Modern building regs, double glazing and heating combine to produce an excellent EPC rating of C74.
- Two modern bathrooms (one ensuite) and a ground floor W.C.
- Block paved off road parking, and an electric car charging point.
- Freehold and Council Tax Band E. Copies of 3D drawings and plans for the extension are on file and available to be shared on request.
- Planning permission (24/02996/FUL) - Erection of two-storey and single storey rear extensions, and front porch to dwellinghouse.
- Generous ground floor footprint including two/three reception areas alongside the kitchen.
- Enclosed rear garden with deck and lawn.
- Three double bedrooms including a spacious principal.
- Entrance hall.
- Super location close to outstanding schooling for all age groups.



of Blacka Moor, enjoying panoramic views towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town from the bus terminus at the end of the road and the local train station provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Excellent sporting facilities are also a feature in the S17 postcode, there are two challenging golf courses and a driving range found in Bradway alongside rugby, tennis, squash and hockey facilities which 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.

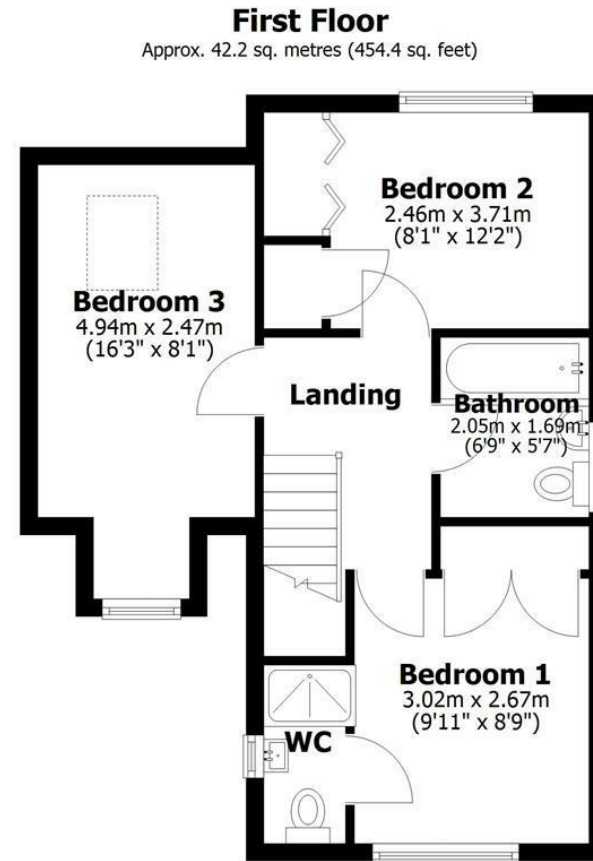
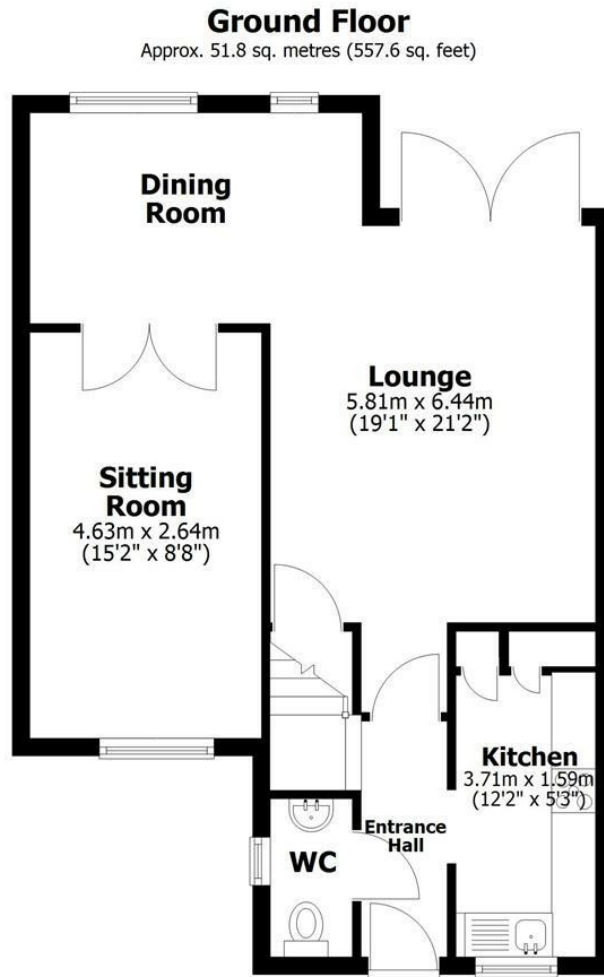
Important Information

Anti-Money Laundering (AML) Checks -
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.









Total area: approx. 94.0 sq. metres (1012.0 sq. feet)

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

17a Kings Coppice

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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