



75 Dunkeld Road, Ecclesall, Sheffield, S11 9HN

Saxton Mee

# 75 Dunkeld Road Ecclesall

Guide Price

## £550,000

GUIDE PRICE £550,000 - £575,000

A fantastic four double bedroom semi-detached family home situated in the highly sought-after area of Ecclesall, Sheffield, ideally positioned close to local shops, independent cafés, excellent public transport links, and well regarded schools. The property beautifully combines attractive period features with modern family living and benefits from off-street parking and a generous landscaped garden.

An attractive front garden sets the tone for this beautifully presented home, leading into an entrance porch and welcoming hallway. At its heart is a superb open-plan kitchen and dining area, thoughtfully designed for modern family living and entertaining. The kitchen features stylish fitted cabinetry alongside a range of contemporary appliances, including a slide-and-hide oven, induction hob and a boiling water tap.

The space flows seamlessly into the elegant bay-windowed lounge at the front of the property, creating a bright and versatile living environment. Characterful stained-glass doors provide a charming focal point and open directly onto the beautifully landscaped rear garden, effortlessly blending indoor and outdoor living.

The ground floor also benefits from a convenient WC and access to a useful cellar, currently utilised for additional storage.

To the first floor are three well-proportioned double bedrooms and a family bathroom. The second floor hosts a double attic bedroom with Velux windows, offering excellent flexibility and potential for the creation of an en-suite bathroom, subject to the necessary consents.

Externally, the property enjoys an extensive south facing rear garden, ideal for relaxing and entertaining, together with a useful brick-built outdoor storage facility, wc and a greenhouse. To the front, off-street parking adds further practicality to this exceptional family home.



- Attractive four-bedroom semi-detached family home with beautiful period features
- Spacious bay-windowed lounge offering a bright and welcoming living space
- Stunning open-plan kitchen and dining room, ideal for modern family living and entertaining
- Characterful stained-glass doors opening onto a beautifully landscaped rear garden
- Convenient ground floor WC and useful cellar providing additional storage space
- Three double bedrooms and a family bathroom on the first floor
- Double attic bedroom with Velux windows and potential for an en-suite (subject to consent)
- Attractive front garden and off-street parking for added convenience
- Brick-built external storage and a stunning enclosed rear garden perfect for outdoor living
- Sought-after Ecclesall location close to local shops, catchment for highly rated schools, independent cafés, and excellent transport links







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