



17A Kings Coppice

Dore, Sheffield, S17 3RZ

Asking Price £400,000



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Description

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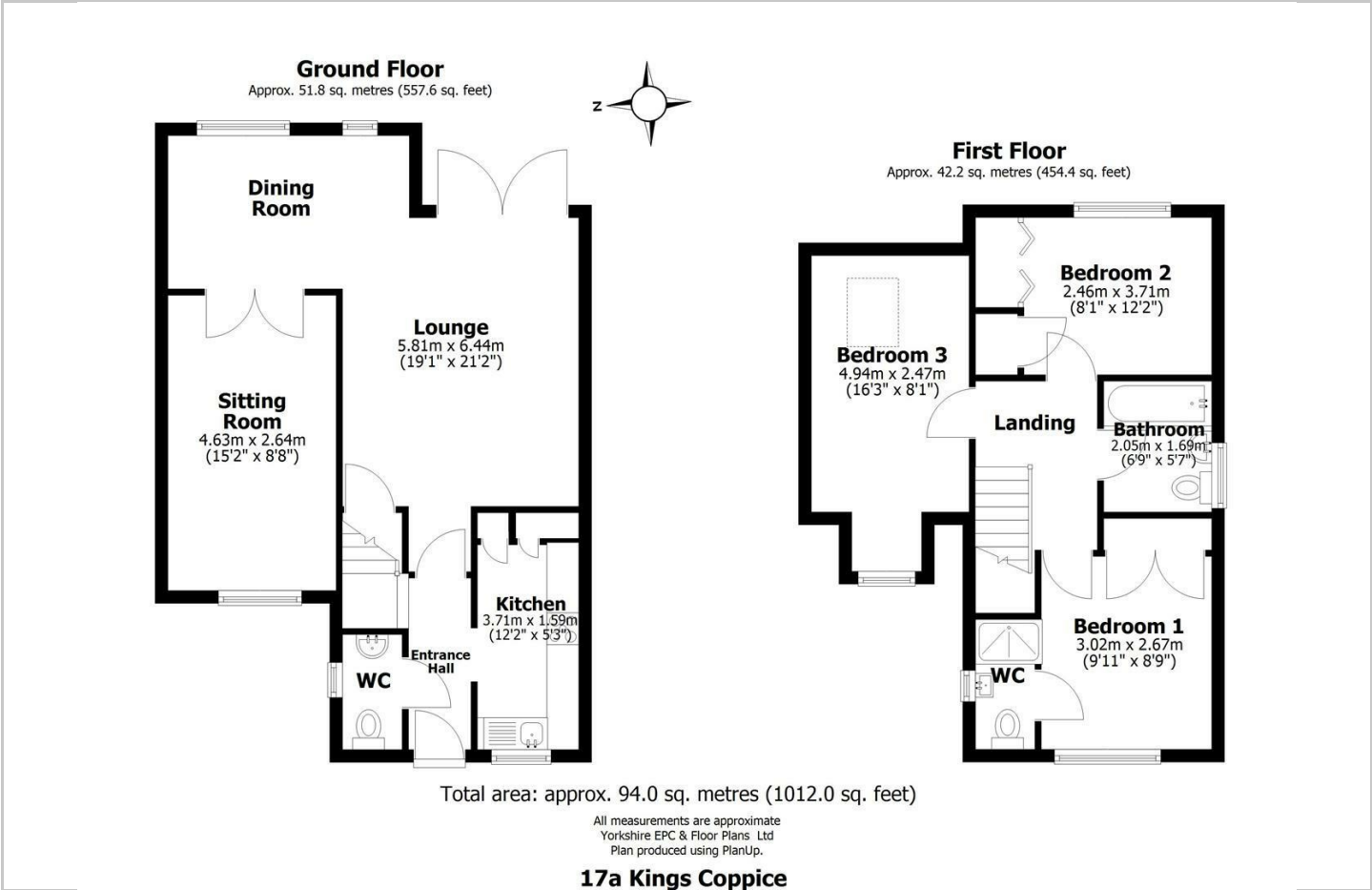
A smart family home with a converted garage providing extra living space that totals over 1012 square feet of accommodation over two floors. Located close to outstanding local schooling for all age groups, Dore and Totley Train Station and having easy access to beautiful surrounding countryside which is found just across the road. This is a fabulous opportunity to acquire a detached property for a reasonable price in the very desirable village of Dore. If you are looking for more living space then the property is being sold with planning permission (24/02996/FUL) for the erection of two-storey and single storey rear extensions, and a front porch.

- Modern building regs, double glazing and heating combine to produce an excellent EPC rating of C74.
- Three double bedrooms including a spacious principal.
- Generous ground floor footprint including two/three reception areas alongside the kitchen.
- Block paved off road parking, and an electric car charging point.
- Planning permission (24/02996/FUL) - Erection of two-storey and single storey rear extensions, and front porch to dwellinghouse.
- Two modern bathrooms (one ensuite) and a ground floor W.C.
- Entrance hall.
- Enclosed rear garden with deck and lawn.





Floor Plan



Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

