







41 Cavendish Avenue

Dore • Sheffield • S17 3NJ

Asking Price £675,000

Attractive four-bedroom, three-bathroom dormer bungalow, nestled at the end of a quiet cul-de-sac in the highly sought-after suburb of Dore, S17. This detached home occupies an enviable plot and has been partially refurbished by the current owners, featuring bespoke shutters, a generous driveway, double garage, and a superb, mature wraparound garden. The property offers spacious and flexible accommodation with a pleasant outlook from every aspect. No onward chain can be available. A welcoming, light and airy entrance hallway with tiled flooring provides cloakroom storage and a WC. An elegant family dining / flexible living area is fitted with wooden shutters and porcelain flooring. The generous yet cosy main living room features a stone fireplace, plush carpeting, and a warm, homely feel, opening through sliding patio doors into a garden room with uninterrupted garden views and integral blinds for added privacy. The kitchen is fitted with sleek gloss units and contrasting worktops, incorporating an integrated oven, electric hob, microwave, fridge, and dishwasher. There is space for a breakfast table, along with a separate utility room housing the boiler and plumbing for appliances. Also on the ground floor is a double bedroom with a stylish en-suite shower room and an additional office/playroom/ bedroom makes this an ideal home for modern family life. To the first floor is a flexible landing area leading to two beautifully presented double bedrooms, finished in neutral, warm décor with carpeting. Both benefit from en-suite bathrooms, one of which features a stunning freestanding slipper bath. Externally, a driveway provides parking for multiple vehicles and leads to the garage. The established wraparound garden is softened by mature hedging, level lawn, and a stone patio, creating a private and secure family space. Dore offers an excellent range of local shops, cafés, restaurants, pubs, and sports and recreational facilities, along with OFSTED Outstanding schools and the historic Dore Church. The city centre, hospitals, universities, and the Peak District are all easily accessible. Regular bus services and Dore & Totley train station, providing direct routes to Sheffield, Manchester, Manchester Airport, and the North West, are within walking distance.





- Attractive Dormer Bungalow
- Quiet Cul De Sac Location
- 4 Bedrooms & 3 Bathrooms
- Stylish Presentation Throughout
- Excellent School Catchment
- Light & Airy Accommodation
- South Facing Garden
- Generous Driveway & Garage
- Freehold
- Council Tax Band G, EPC Rating C



41 CAVENDISH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 182.2 SQ M / 1962 SQ FT
(INCLUDING GARAGE)



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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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