



95 Dobcroft Road, Millhouses, Sheffield, S7 2LT

Saxton Mee

# 95 Dobcroft Road

## Millhouses

Guide Price

# £800,000

A fantastic, deceptively spacious four-bedroom, two-bathroom extended detached family home, occupying a superb long, level and south-facing plot backing onto Ecclesall Woods.

A welcoming and spacious reception hall leads to a contemporary shower room with a full suite. The heart of the home is the impressive open-plan living kitchen, superbly appointed with a range of built-in appliances, granite worktops, and ample storage. This space flows seamlessly into the dining area, creating an ideal setting for family life and entertaining.

There is a generously proportioned sitting room with access to a versatile study/games room. To the rear, a stunning garden/sun room with a feature roof lantern and double doors opens onto an extensive terrace, perfectly positioned to enjoy the south-facing garden.

The first floor offers four excellent double bedrooms, all benefitting from a good range of fitted furniture. A luxurious family bathroom completes the accommodation, featuring a separate shower and high-quality fittings throughout.

Outside to the front, an in-and-out block-paved driveway provides extensive off-road parking. To the rear, the outstanding long south-facing garden enjoys a decked entertaining area, pergola with climbing wisteria, garden store and a generous lawn with well-stocked borders, backing directly onto woodland for added privacy and a beautiful outlook.

Situated within the highly desirable Millhouses area of Sheffield which is particularly popular with families due to its excellent amenities, green spaces, schools and strong sense of community. The property is within easy reach of the beautiful Millhouses Park and is also close to the vibrant amenities of Abbeydale Road and Ecclesall Road, with a wide range of independent cafés, restaurants and shops. The area benefits from excellent transport links into Sheffield city centre and out towards the Peak District.



- Large deceptive four bedroom / two bathroom extended detached family home
- Very sought after road and popular location
- Excellent catchment area for Dobcroft and Silverdale schools
- Long, level, south facing rear garden backing onto Ecclesall Woods
- Large living kitchen plus two further large reception rooms and study/games room
- Stunning garden/sun room with french doors opening onto the rear garden
- Four excellent double bedrooms
- Luxury family bathroom
- In and out block paved driveway with extensive parking
- Rare opportunity to acquire a substantial family home in one of Sheffield's premier residential districts







**Approximate total area<sup>(1)</sup>**  
 1523 ft<sup>2</sup>  
 141.4 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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