







44 Wyvern Gardens

Dore • Sheffield • S17 3PR

Guide Price £565,000 - £585,000

A superb 4 bedroom detached family house standing in delightful gardens in Dore. The property offers flexible accommodation, enjoys lovely rear views, has a conservatory, open plan dining kitchen with built-in appliances, en-suite shower room, attached garage, uPVC double glazing, gas central heating with combination boiler and has beautifully maintained gardens to 3 sides. The accommodation comprises: Entrance hallway with understairs store and W.C in white with a vanity unit, part tiled and chrome ladder radiator. Living room with a feature fireplace with coal effect living flame gas fire, Dining room with oak flooring and French doors to a conservatory with tiled floor and French doors to the garden. Dining kitchen having a range of hand painted units, hob, oven, combination microwave, extractor, integrated fridge and freezer and tiled floor which continues into the dining area. First floor landing with a store cupboard. Bedroom 1 with fitted furniture and generous en-suite shower room in white, dressing table and fully tiled. 3 further bedrooms. Bathroom having a white suite, electric shower and fully tiled. Front and side lawned gardens, a variety of shrubs and bushes and laurel hedging. Block paved driveway to an attached garage. To the rear of the property is a fabulous established and well stocked garden with lawn, pebbled seating area and patio with raised vegetable garden. Dore offers a variety of shops, cafes, restaurants, pubs, Dore Church, recreational facilities, in catchment for outstanding local schools, public transport, Dore Train Station and access to the city centre, hospitals, universities and the Peak District.





- 4 Bedroom Detached House In Dore
- Delightful Rear Views
- Fabulous Well Stocked Gardens
- Built-In Kitchen Appliances
- Conservatory
- Generous En-Suite Shower Room
- uPVC Double Glazing & Combination Boiler
- Excellent Amenities & Transport Links
- Freehold
- EPC Rating C & Council Tax Band F

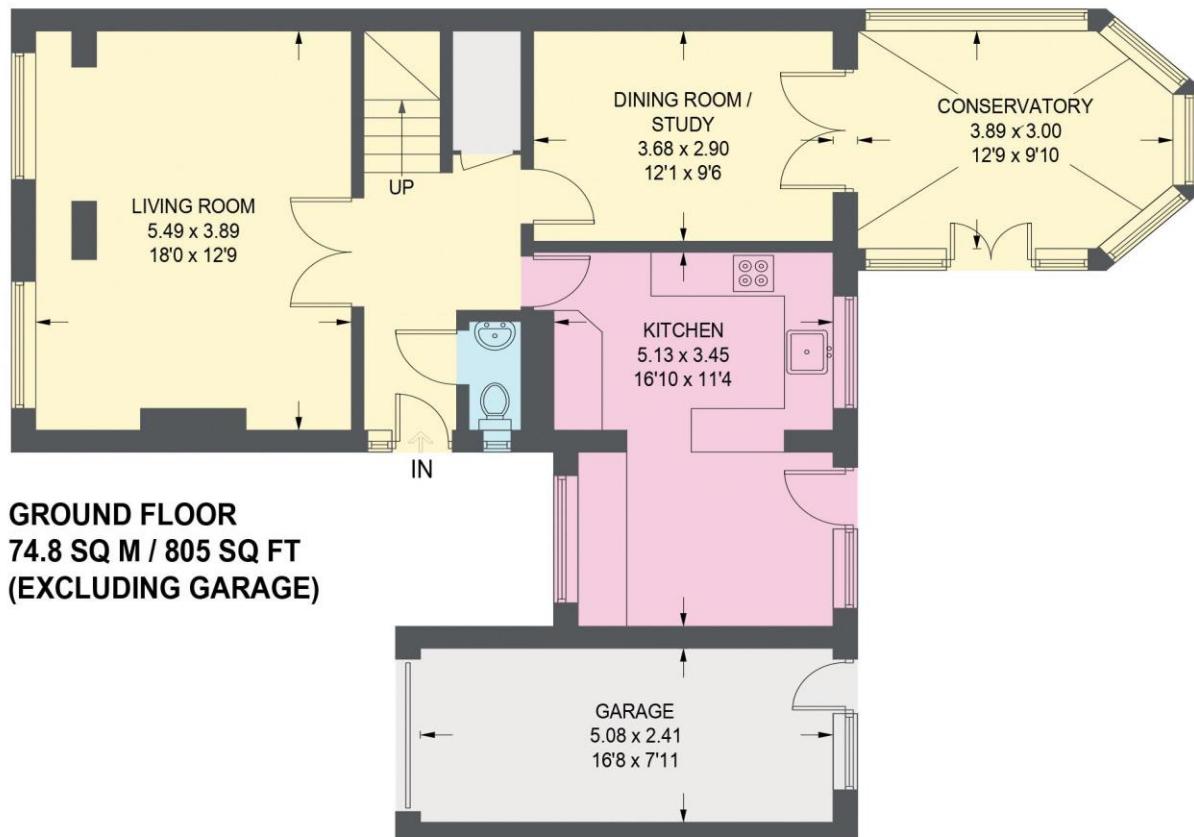


44 WYVERN GARDENS

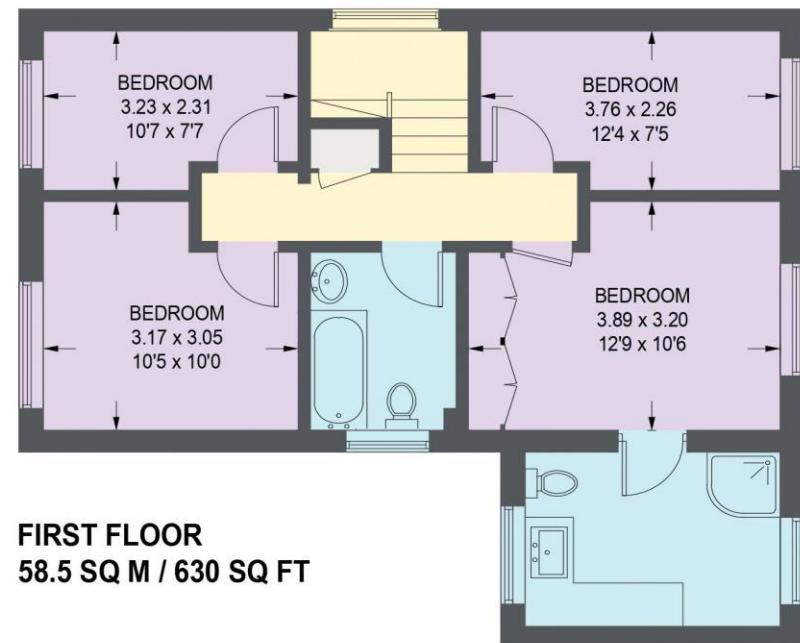
APPROXIMATE GROSS INTERNAL AREA = 133.3 SQ M / 1435 SQ FT

GARAGE = 12.3 SQ M / 132 SQ FT

TOTAL = 145.6 SQ M / 1567 SQ FT



GROUND FLOOR
74.8 SQ M / 805 SQ FT
(EXCLUDING GARAGE)



FIRST FLOOR
58.5 SQ M / 630 SQ FT

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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868