







21 Burlington Grove

Dore • Sheffield • S17 3PH

Offers in the Region Of £550,000

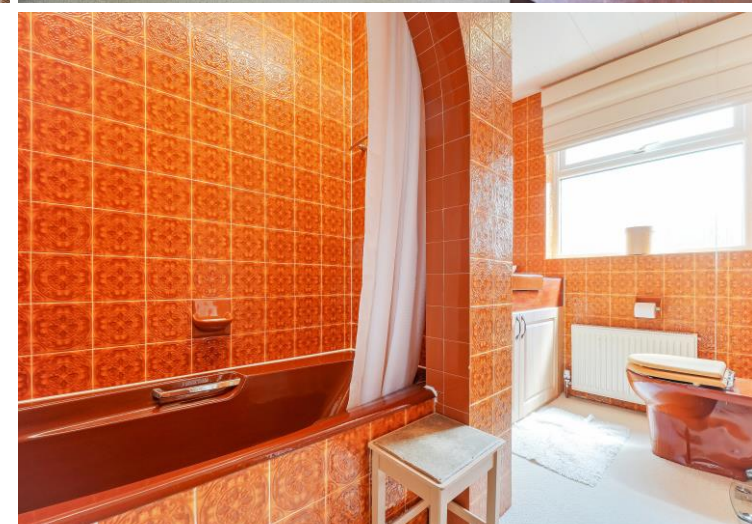
Situated at the end of a quiet cul-de-sac within a highly sought-after residential area, this detached elevated bungalow is offered for sale with no onward chain and provides spacious, flexible accommodation throughout. Enjoying a mature wraparound garden, the property offers a wonderful sense of privacy together with pleasant outlooks from many of the rooms. A block-paved driveway provides off-road parking for two vehicles and leads to an undercroft garage. The property opens via a front porch into a bright and welcoming interior. The spacious living room benefits from large windows allowing excellent natural light, creating a warm and airy atmosphere, while a door leads directly onto the raised terrace above the garage, an ideal space to sit and enjoy the front outlook. The fitted kitchen is well-equipped with integrated Bosch oven and grill, gas hob, tiled splashbacks, and space for further appliances as well as a breakfast table. A side porch/utility area provides additional practicality with plumbing facilities and access down to the rear garden. Positioned off the landing, a versatile dining area offers additional flexible living space and enjoys doors opening onto the raised rear terrace overlooking the garden. There are three well-proportioned double bedrooms, two of which overlook the rear garden and benefit from fitted wardrobes, while the third bedroom is currently utilised as a home office. The property is complemented by a modern shower room featuring contemporary fittings and useful vanity storage, together with a separate family bathroom fitted with a three-piece suite and built-in storage. Outside, the private rear garden enjoys a lawned area, raised patio seating space, and mature planting which surrounds the property, creating an attractive and established setting ideal for relaxing or entertaining. Burlington Grove is ideally positioned within the desirable S17 postcode, conveniently located for the amenities of Totley and nearby Dore village, including shops, cafés, restaurants and highly regarded schools. The area is also well placed for transport links and access to the Peak District, making it particularly popular with families and downsizers alike.





- Detached Bungalow in S17
- 3 Double Bedrooms
- Family Bathroom & Modern Shower Room
- Quiet Cul-De-Sac Location
- Light & Airy Flexible Accommodation

- Sought After Dore Village
- Mature Wraparound Garden
- Driveway & Garage
- Freehold & No Chain
- Council Tax Band F, EPC Rating D





21 BURLINGTON GROVE

APPROXIMATE GROSS INTERNAL AREA = 121.1 SQ M / 1303 SQ FT
(EXCLUDING GARAGE)



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

(IDMRP2025)



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