







141 Dobcroft Road

Sheffield • South Yorkshire • S7 2LT

Asking Price £650,000

This extended four double bedroom home is situated on the ever-popular Dobcroft Road in Sheffield (S7), offering a spacious and highly flexible layout ideal for modern family living. With a driveway and a beautifully maintained rear garden enjoying a stunning woodland outlook, the property combines practicality with a peaceful, private setting. The accommodation opens via a front porch into a welcoming and generously proportioned hallway, featuring character panelling and neutral carpeting. To the front of the property are two versatile reception rooms: one currently used as a playroom with a large window allowing excellent natural light, and a separate dining room finished in calm, muted tones with an attractive feature fireplace. To the rear, a cosy sitting room provides a warm and homely space, complete with a feature fireplace and sliding patio doors opening onto the garden. Altogether, the three reception rooms offer exceptional flexibility and can be adapted to suit a variety of family needs. The dining kitchen is fitted with modern units, contrasting worktops, and tiled splashbacks, along with integrated appliances including an oven, grill, gas hob, and fridge freezer. French doors lead directly out to the garden, enhancing the sense of space and connection to the outdoors. An adjoining utility kitchen offers excellent additional space and presents clear potential to be opened up to create a large open-plan family kitchen if desired. This area also houses a WC and the boiler. Upstairs, there are four well-proportioned double bedrooms. Two are positioned at the front, one benefiting from fitted wardrobes, while the two rear bedrooms enjoy attractive views over the garden and woodland beyond. The accommodation is served by a shower room with a corner shower, as well as a separate family bathroom fitted with a three-piece white suite and partial tiling. Access to the loft space provides further potential for conversion, subject to necessary permissions. Externally, the property benefits from a driveway and enclosed rear garden which is a standout feature, offering a lawn, established planted borders, a rockery, and a stone patio seating area perfect for family life and entertaining. The woodland backdrop creates a sense of privacy and tranquillity. Dobcroft Road is a highly sought-after residential location, particularly popular with families. It offers excellent access to well-regarded local schools, amenities, and transport links, all while enjoying a green and peaceful setting overlooking woodland.





- Extended Semi-Detached Family Home
- 4 Double Bedrooms
- Flexible Layout Ideal for Modern Family Living
- Sought After Residential Location
- Excellent Schools in Catchment
- Scope for Further Development
- Enclosed Private Rear Garden
- Off Street Parking
- Leasehold – 300 years May 1938 - £21.78 every 3 years
- Council Tax Band D, EPC Rating TBC



141 DOBCROFT ROAD

APPROXIMATE GROSS INTERNAL AREA = 181.9 SQ M / 1958 SQ FT

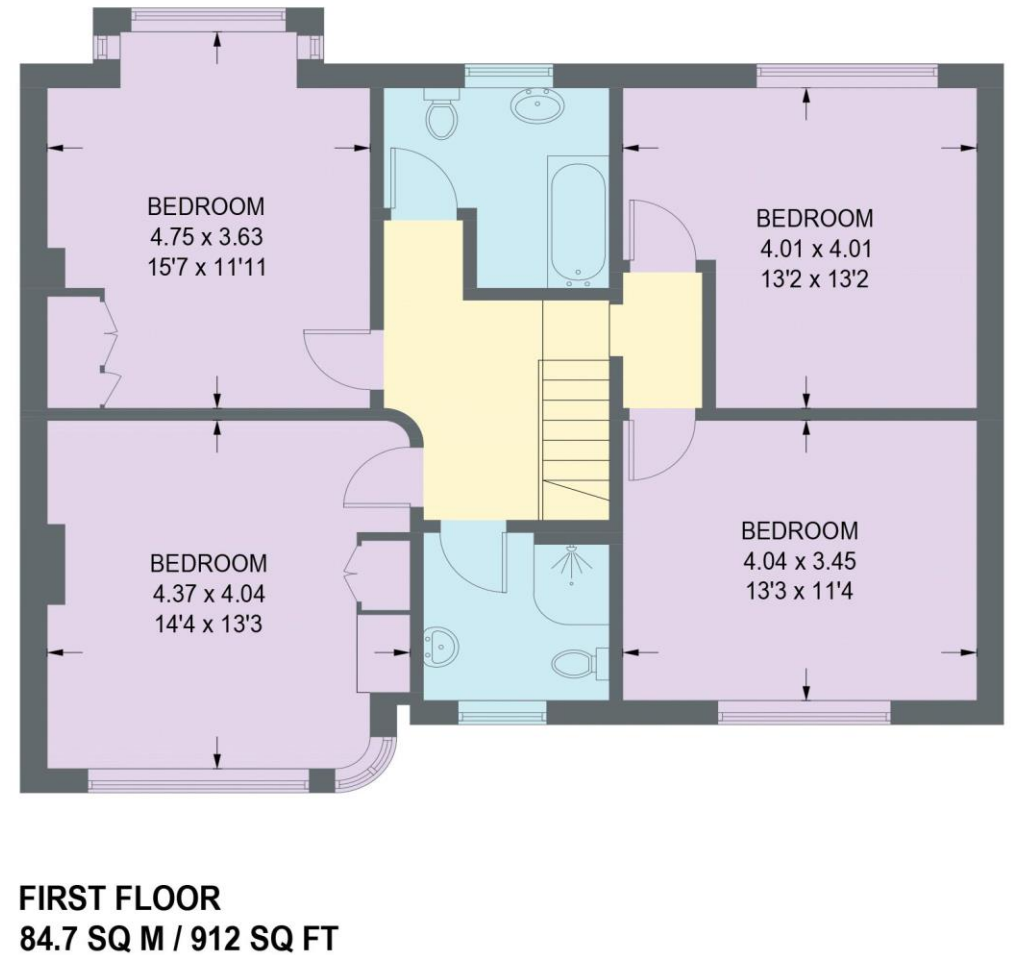
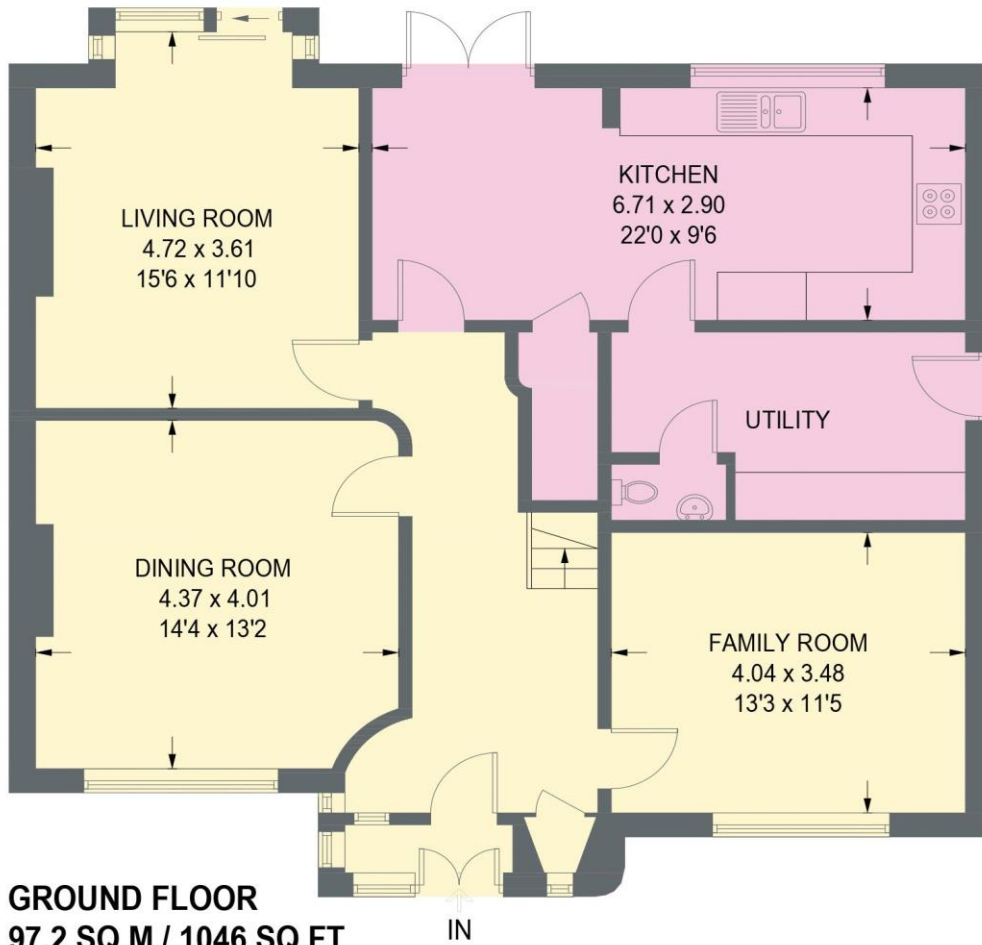


Illustration for identification purposes only,
measurements are approximate, not to scale.



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