



### Viewings

Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

### Vendors Comments

I am moving area but wish I could pick my home up and take it with me. I love the layout and the privacy of the garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 9 Wessex Gardens, Sheffield, S17 3PQ

Offers in excess of £350,000

- Detached two bedroom bungalow
- Cul de sac location
- Garage and driveway
- Bright, lounge diner
- Having undergone a level of modernisation
- Corner plot with gardens to three sides
- Modern kitchen with doors leading to the private garden
- Popular village location
- Within close proximity to Dore train station
- EPC Grade = D

# 9 Wessex Gardens, Sheffield S17 3PQ

DETACHED BUNGALOW IN A QUIET CUL-DE-SAC LOCATION!

Situated in a popular location on the edge of Dore is this well-proportioned two-bedroom detached bungalow. Having undergone a degree of renovation by the current owners, the property is ready to move into while still offering scope for a buyer to put their own stamp on it.

The property benefits from excellent access to the Peak District and the city centre, with a train station within close proximity and a regular bus route just a short walk away.

The bungalow offers a welcoming entrance hall leading into a newly fitted kitchen, complete with modern units and appliances. The kitchen opens out via patio doors to a private and peaceful rear garden, which is mainly laid to lawn. The reception room is spacious and bright, while the property further comprises two double bedrooms and a family bathroom.

A detached garage and driveway provide ample parking for multiple vehicles, with further potential to extend, subject to the necessary permissions, as the property enjoys lawned gardens to three sides.

Viewing is highly recommended to fully appreciate the accommodation on offer.

EPC Grade = D



Council Tax Band: D

