







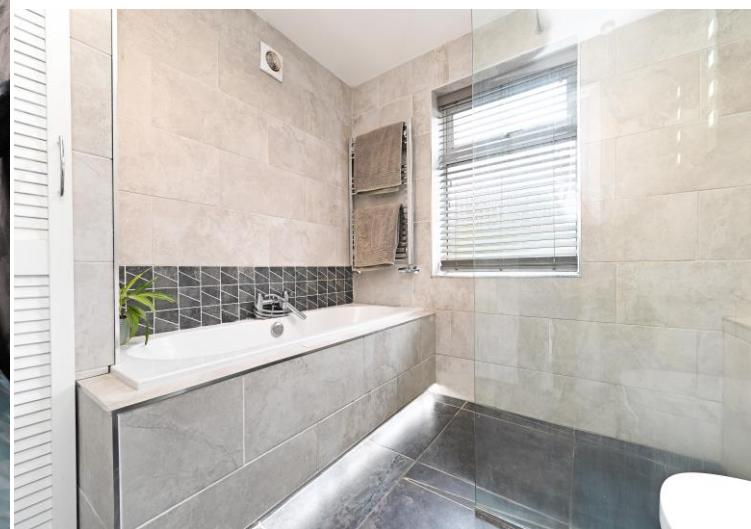
6 Dewar Drive

Millhouses • Sheffield • S7 2GQ

Guide Price £460,000 - £480,000

Guide Price £460,000 - £480,000 living space, extended kitchen, partially converted loft space and attractive, private rear garden. Offers fabulous potential to further extend or develop subject to necessary consents. Enters through a tiled porch into a welcoming hallway presented in modern tones and finished with black tiled floor, incorporating useful built in storage and WC located under the stairs. The dual aspect open plan living space is decorated in bold tones with feature contrasting fireplace housing a coal effect gas fire. At the rear French doors offer a pleasant aspect and direct access to the patio infusing with the outdoor space. The extended dining kitchen is fitted with shaker style units, contrasting worktops and tiled splashbacks. Integrated appliances include Neff double oven, electric hob and extractor, dishwasher, fridge and washing machine. Internal access to the garage offering additional storage and utility space. The first floor is stylishly presented offering 2 good sized double bedrooms both incorporating built in made to measure wardrobes and a smaller nursery. A recently installed modern wet room is equipped with walk in shower, 3-piece white suite, fully tiled with chrome heated towel rail and built in storage housing the Worcester combination boiler. Externally a driveway offers off street parking and access to the garage. At the rear is an attractive, private rear garden providing a secure, enclosed family garden styled with stone patio, partial lawn, raised sleeper bed, seating and established planting. Dewar Drive is a highly sought-after road in Millhouses, well-placed for highly regarded schools, shops and amenities, Millhouses Park, Ecclesall Woods, further recreational facilities and access to Dore Train Station, the city centre, hospitals, universities and the Peak District.





- Effectively Extended Semi-Detached Property
- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Dual Aspect Open Plan Living Space
- Sought After Location in Millhouses
- Combination Boiler & Double Glazing
- Attractive Enclosed Rear Garden
- Generous Driveway & Garage
- Leasehold. 800 years from 1934. £5.74 per year.
- Council Tax Band D, EPC Rating C



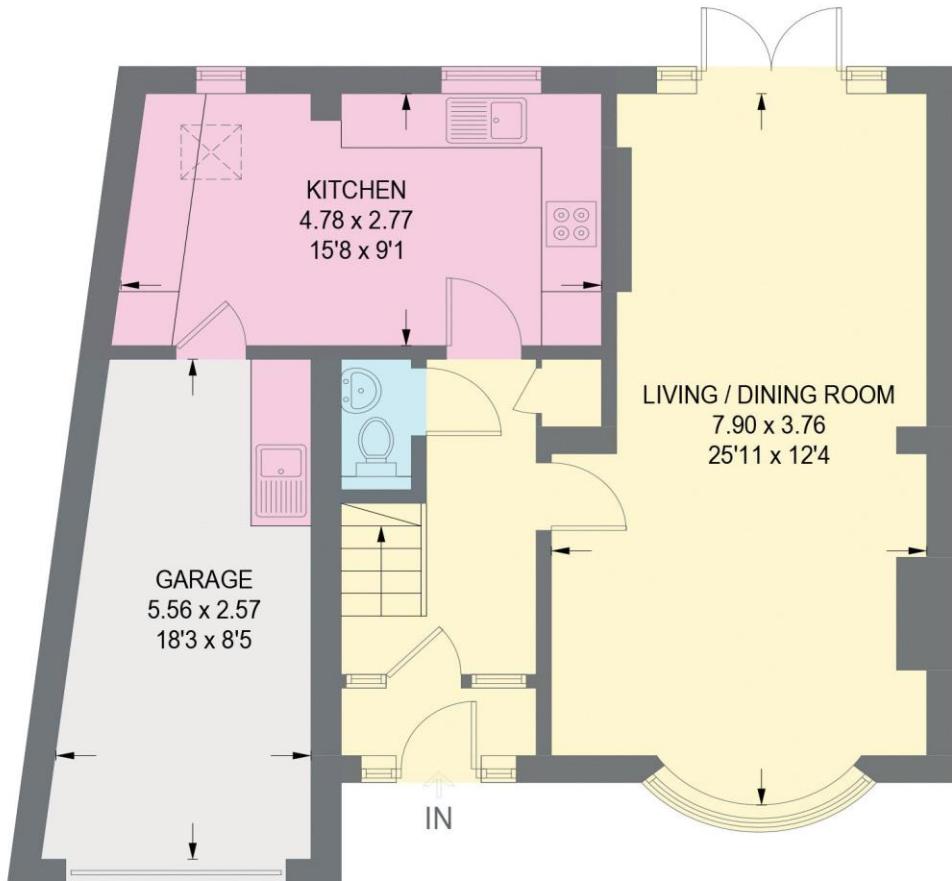
6 DEWAR DRIVE

APPROXIMATE GROSS INTERNAL AREA = 108.6 SQ M / 1168 SQ FT

(INCLUDING GARAGE)

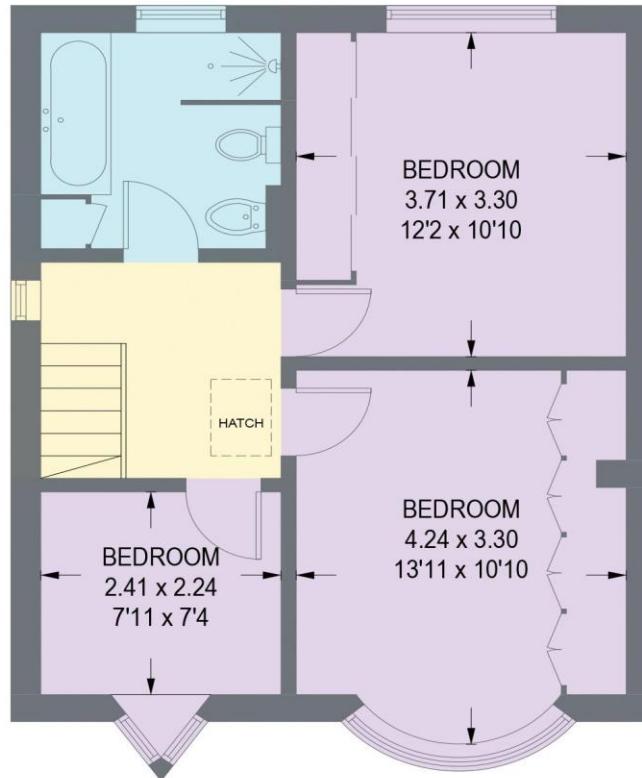
OCCASIONAL ROOM = 11.7 SQ M / 126 SQ FT

TOTAL = 120.3 SQ M / 1294 SQ FT



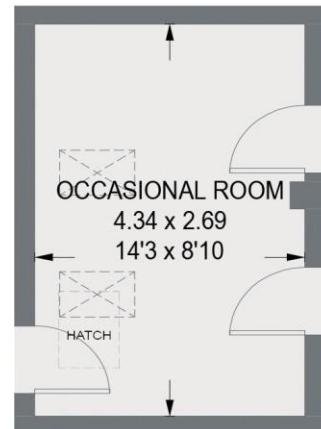
GROUND FLOOR

64.8 SQ M / 697 SQ FT



FIRST FLOOR

43.8 SQ M / 471 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



haus

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

0114 276 8868