



# 66, Townhead Road

Sheffield, S17 3GA

## Description

A large, light and spacious detached family home that enjoys a fabulous location in the very desirable and affluent village of Dore. Townhead Road is a very well regarded road in the village, running from the centre of Dore, up the hill towards the open countryside found at the junction with Newfield Lane. Number 66 is situated close to the heart of the village, backing onto the playing fields of Brunsmeor Athletic, a moments' walk away from the excellent local amenities. This large and beautifully presented property has recently been extended via a loft conversion that has provided an extra 554 square feet to the home. The conversion has provided the wow factor and an amazing principal suite now occupies the entire second floor. Overall there is now 2621 square feet of accommodation providing the flexibility to be utilised as you see fit. There is plenty of room here for home offices and extra reception rooms if required and the large



- Modern heating, double glazing and insulation has provided an excellent EPC rating of C73 and perhaps preferential mortgage rates from lenders.
- Large, beautifully presented living room with a wood burning stove and timber flooring.
- Landscaped rear garden, enclosed on all sides for security and overlooking playing fields at the rear.
- Five double bedrooms, perfect for a large family.
- Breakfast kitchen spanning the entire rear of the property with quality units, appliances and work surfaces.
- Gated, block paved drive for three or four cars and an integrated double garage which offers the potential for redevelopment if required (subject to consent and regs).
- Three luxurious bathrooms (two ensuite) and a ground floor W.C., having elegant tiling framing the modern suites.
- Wide and welcoming reception hall, the perfect introduction to this fabulous home.
- Council Tax Band F and Freehold.

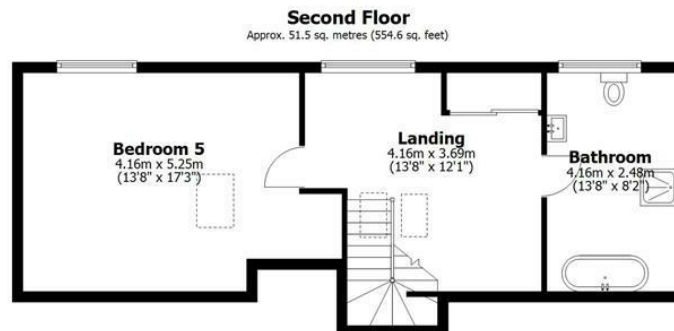
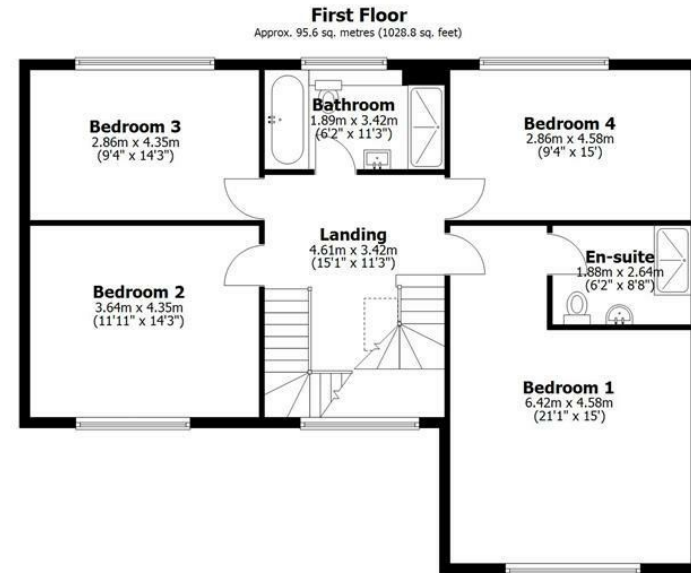
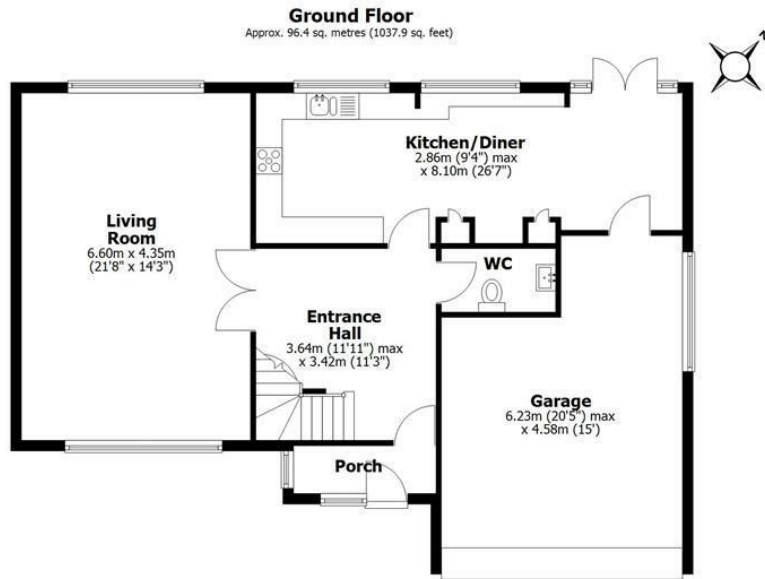


double garage also provides potential for further development if more ground floor space is needed. The property has modern fixtures and fittings throughout, views to the rear and will be sure to impress. People are naturally drawn to Dore Village because it is such a great place to live and raise a family. With outstanding rated schooling and a strong sense of community, the village plays host to an annual gala on 'The Rec' along with other events on the village green and there are a number of busy pubs, restaurants and cafes that combine to make the area a popular destination for a night out and offer a great social scene. The beautiful surrounding countryside is always on hand and can literally be explored from your own doorstep and, within thirty minutes, you can find yourself on the top of Blacka Moor, enjoying panoramic views back towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town and the local train station also provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Sporting facilities also abound in the S17 postcode, in Bradway there are two challenging golf courses and a driving range to hone your swing and rugby, tennis, squash, padel and hockey facilities can be found at Abbeydale Sports Club. Sheffield United's recent acquisition of the HSBC sports club will also be bound to make a positive impact on the desirability of the area and continue the upward trend of house prices making it a prudent place to invest.







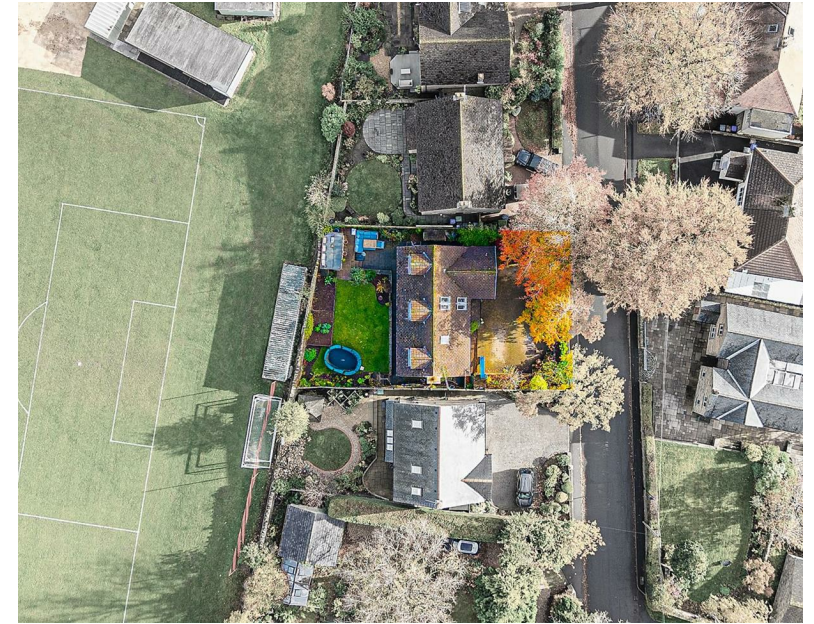
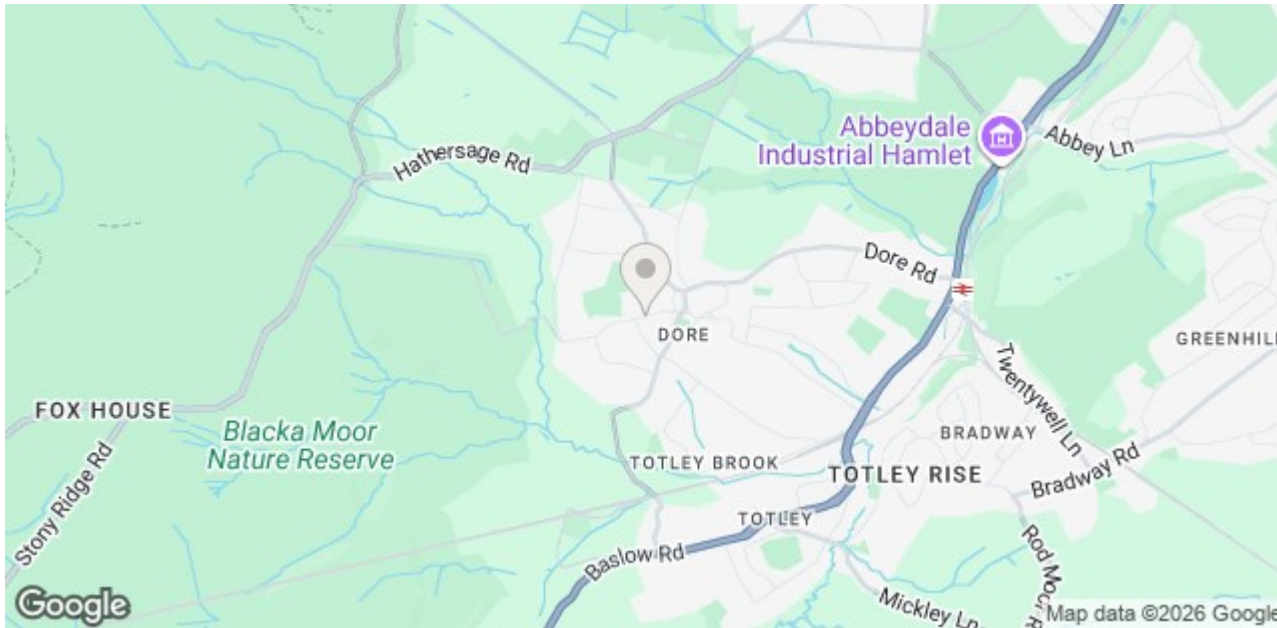


Total area: approx. 243.5 sq. metres (2621.3 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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