







44 Doveholes Drive

Handsworth • Sheffield • S13 9DR

Guide Price £240,000 - £250,000

Beautifully presented throughout, this modern three double bedroom townhouse occupies a sought-after position on a popular residential estate in Handsworth. Offering light and airy accommodation arranged over three levels, the property benefits from a driveway, garage, and a low-maintenance, fully enclosed private rear garden. There are three double bedrooms, two with en-suite shower rooms, together with a contemporary family bathroom, making this an ideal home for families and professionals alike. Entering the property on the ground floor, a welcoming hallway provides access to a ground floor WC, a useful under-stairs storage cupboard/cloakroom, and the staircase to the upper floors. To the rear is a stylish dining kitchen fitted with modern gloss wall and base units complemented by wood-effect worktops, an integrated oven, gas hob, dishwasher, and space for further appliances. The dining area enjoys French doors opening onto the private enclosed rear garden, creating an excellent space for indoor-outdoor living. Stairs rise to the first floor, where the rear-facing double bedroom enjoys two windows overlooking the garden and is beautifully presented in modern grey tones with wood-effect flooring. The family bathroom is fitted with a contemporary three-piece white suite comprising a bath with rainfall shower over, glass shower screen, chrome heated towel rail, and stylish tiling. To the front of the property is a light and airy living room with two windows, finished in modern grey tones with made-to-measure blinds, creating a warm and homely living space. The second floor offers two further generous double bedrooms. The rear-facing bedroom benefits from two windows overlooking the garden, a beautiful made-to-measure fitted wardrobe with integrated dressing table, and a modern en-suite shower room, all presented in crisp neutral tones. The front-facing principal bedroom enjoys two front-facing windows, ample space for additional wardrobes, and a contemporary fully tiled en-suite shower room with rainfall shower. A useful cupboard on the landing houses the boiler and provides access to the loft space for additional storage. Externally, the property benefits from a driveway providing off-street parking for one vehicle, leading to an integral garage. To the rear is a fully enclosed, private, low-maintenance garden featuring a stone patio seating area, artificial lawn, and a raised decked terrace to the far end, creating an ideal space for relaxing and entertaining. Doveholes Drive is situated within a popular modern residential development in Handsworth, S13, offering excellent convenience for a wide range of buyers. The area is well served by local shops, supermarkets, schools, and parks, while Crystal Peaks Shopping Centre and Drakehouse Retail Park are both within easy reach. There are excellent transport links with regular bus services, nearby Supertram connections, and straightforward access to the Sheffield Parkway, M1 motorway network, Sheffield City Centre, Rotherham, and the Advanced Manufacturing Park, making this an ideal location for commuters.





- Modern Townhouse in Handsworth, S13
- 3 Double Bedrooms
- Family Bathroom & 2 Ensuite Shower Rooms
- Light & Airy Modern Decor
- Arranged Over 3 Levels

- Excellent Transport Links
- Private Low Maintenance Rear Garden
- Driveway & Integral Garage
- Freehold
- Council Tax Band C, EPC Rating TBC





44 DOVEHOLES DRIVE

APPROXIMATE GROSS INTERNAL AREA = 107.7 SQ M / 1158 SQ FT

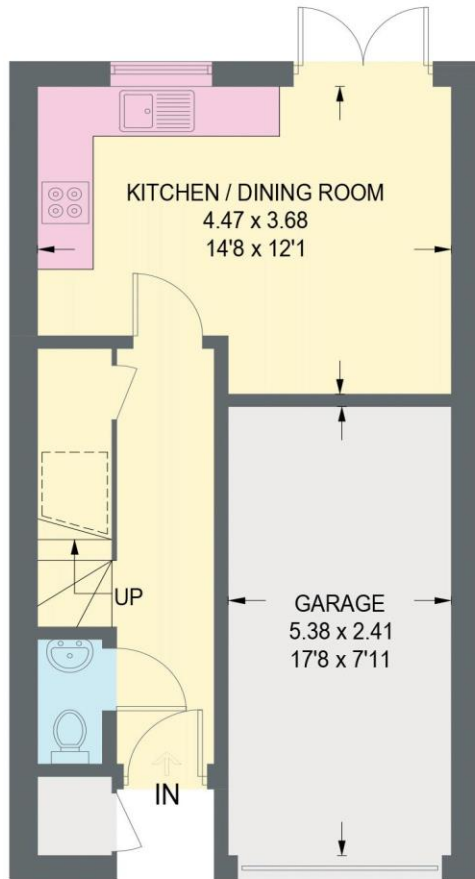
GARAGE = 13.0 SQ M / 140 SQ FT

TOTAL = 120.7 SQ M / 1298 SQ FT

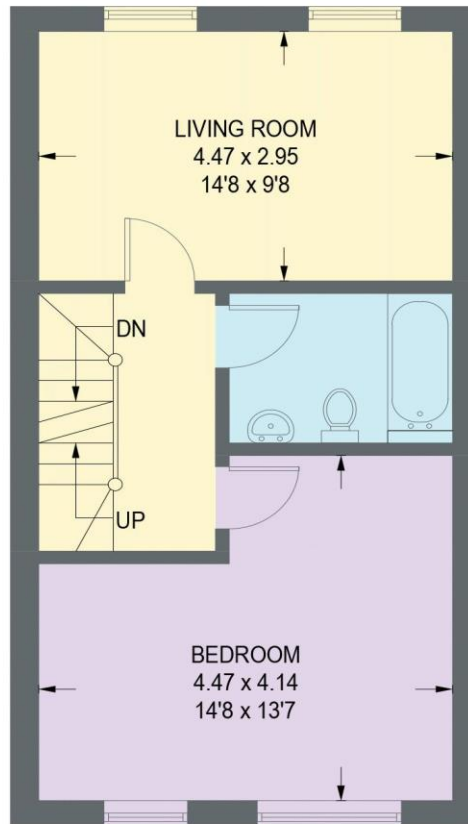
(EXCLUDING OUTSIDE CUPBOARD)



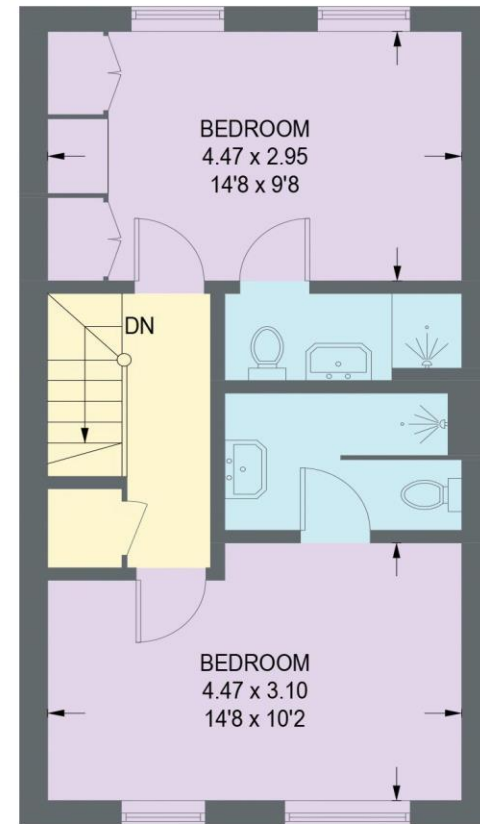
= REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR
25.3 SQ M / 272 SQ FT



FIRST FLOOR
41.2 SQ M / 443 SQ FT



SECOND FLOOR
41.2 SQ M / 443 SQ FT

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



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