



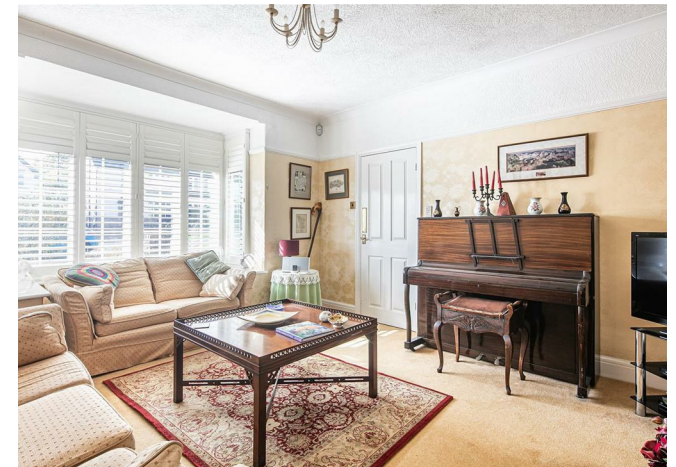
78, Causeway Head Road, Sheffield, S17 3DU

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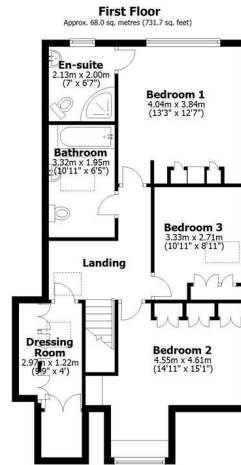
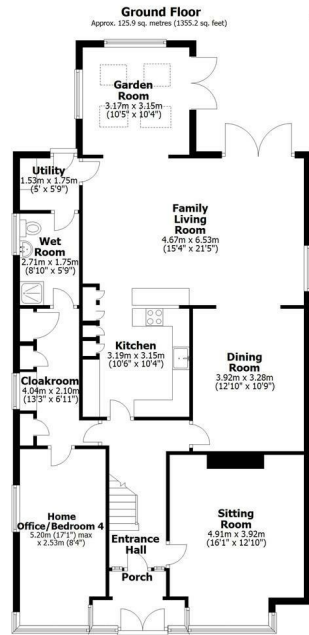
Description

This property will appeal to a broad range of buyer, with its range of versatile accommodation laid out over two floors, offering bedrooms (or the potential to have bedrooms) on both the ground and first floor if required. This lovely home has been extended to the side and rear and, due to the current layout, could also support a separate annexe if the need is there. The most recent extension to this property has been the addition of a garden room at the rear, overlooking the landscaped gardens and providing valuable extra reception space to this super home that encompasses over 2089 square feet of living space. Dore is such a lovely place to live, with excellent local shops, 'outstanding' schooling for all age groups and the best transport links in the South West sector. Dore and Totley Train Station provides speedy links into the centre of town or, into Manchester via some of the pretty Peak Park villages. There are also local bus services leading into town or The Peaks. No doubt the heart of this home is the expansive, open plan living kitchen that features a bespoke kitchen surmounted by elegant granite working surfaces opening into a spacious breakfast and sitting area. Around the corner there is a more formal dining area and the garden room is perfect for unwinding, reading a book and enjoying the garden view. At the front of the property there is a sunny sitting room and on the other side of the hall there is a home office/fourth bedroom, a wet room, walk through cloakroom and a utility room. Upstairs to the rear of the landing you will find a large principal bedroom with its own ensuite, another bathroom, two further double bedrooms and a walk in dressing room. The flexibility in the design is perfect for a broad range of buyer and an internal inspection is essential to appreciate all that this home has to offer.

- Three/four double bedrooms (including a ground floor home office).
- Sitting room with bay window.
- Open plan living kitchen with separate garden room and formal dining room.
- Welcoming reception hall, ground floor W.C and utility room.
- Three double first floor bedrooms and a walk in dressing room.
- Two bathrooms including one ensuite to the principal bedroom.
- Block paved off road parking for at least two cars.
- Gorgeous landscaped gardens to the rear which include a pergola, circular lawn and wrap around terrace.
- Modern gas central heating (including under floor heating in the open plan kitchen), solar panels and UPVC double glazing combine to create an excellent EPC rating of B81, lower energy bills and better mortgage rates with some suppliers.
- ELR PREMIUM SALE - Buyers fees of £595 including VAT will apply.



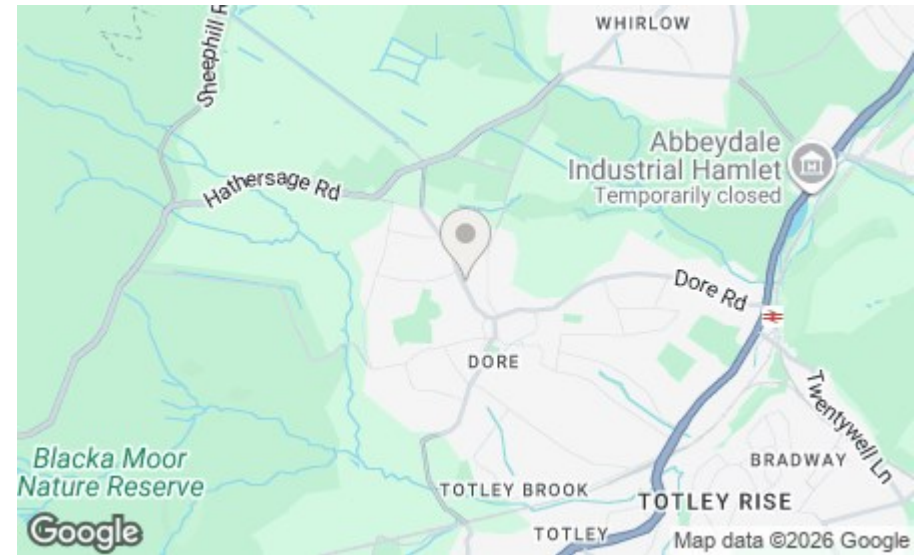




Total area: approx. 193.9 sq. metres (2086.9 sq. feet)

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

78, Causeway Head Road



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