



15, Newfield Crescent

Sheffield, S17 3DE

Description

A much extended four bedroom detached property that offers a great layout to suit most peoples requirements. The spacious 1821 square feet of accommodation is complemented by the generous plot size which includes parking for at least two cars at the front and a stunning, south facing garden to the rear. The situation, at the top end of Dore Village, is a fine one. Newfield Crescent is such a desirable road and the properties on the outside of the road, backing onto the Dore Recreation Ground, are considered to be some of the finest in the village. A short walk through 'The Rec' takes you onto Townhead Road and from there you are literally in the heart of Dore. Families will not only appreciate the 'outstanding' schooling that can be found in Dore but they will also love the large garden and close proximity to the playground and



- Four bedrooms including a quite wonderful principal suite which offers excellent proportions.
- Extended sitting room with a real feeling of space and light.
- Two bathrooms including an ensuite to the principal bedroom.

- Living room with a bay window and a feature, Limestone fireplace.
- Open plan dining kitchen with Island and French windows onto the terrace and garden.
- Large south facing garden to the rear, backing onto the recreation ground and having a flagged terrace.

- Dining room leading into the main sitting room area and having a dual aspect to both the front and rear.
- Entrance hall with storage cupboard and a combined utility/ground floor W.C.
- Block paved driveway providing off road parking and leading to a single garage.



scenic countryside walks on the edges of the village. Dore offers something for everyone, with excellent amenities including a number of sports clubs, a vibrant social scene and a strong sense of community. It is also extremely well connected with both bus services and a train station providing swift links into the city centre or out, via some of the pretty Peak Park villages, to Manchester Piccadilly if required. This lovely property is available to buy with no onward chain and represents an exciting opportunity for the next owners to take on and finish to their own requirements.

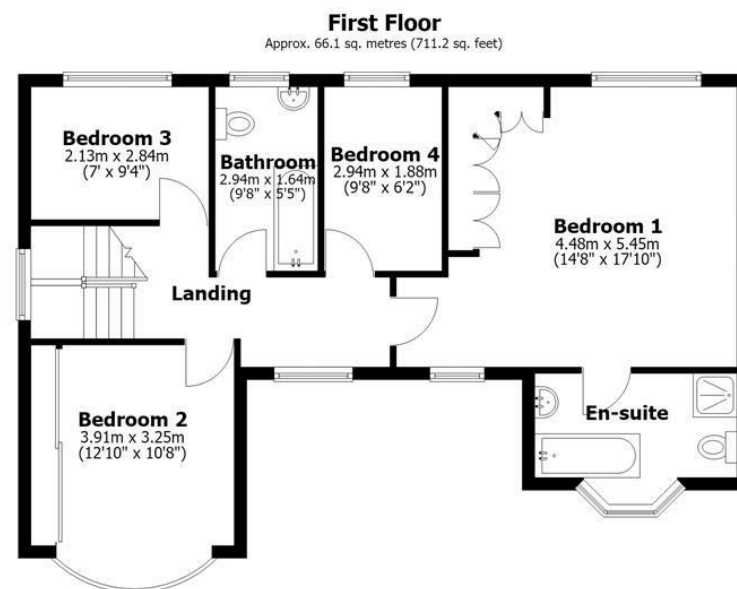
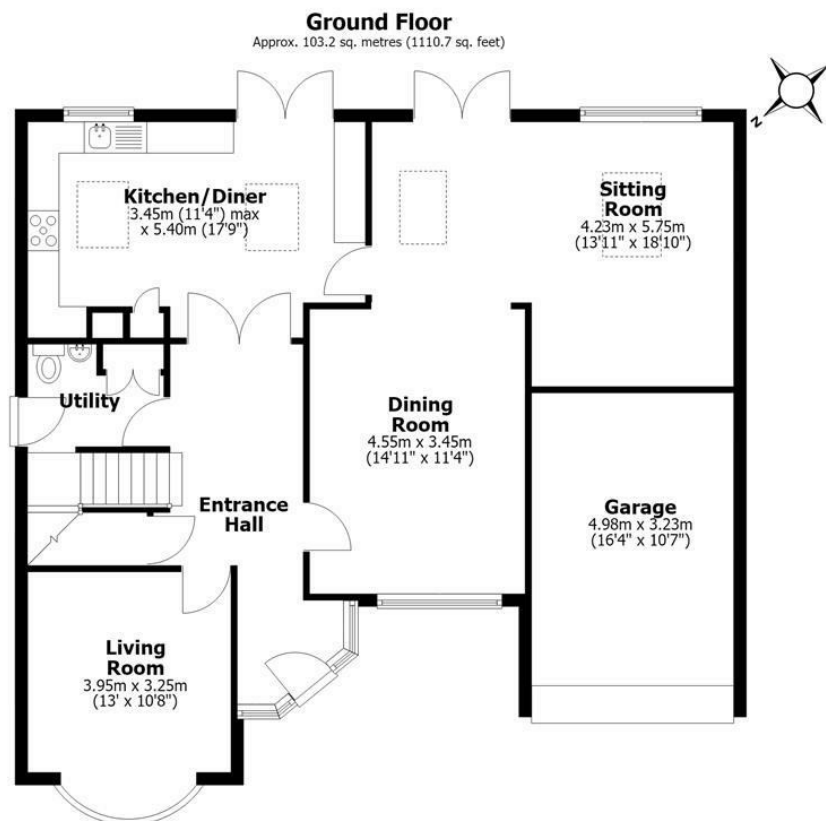
Important Information

Anti-Money Laundering (AML) Checks -
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







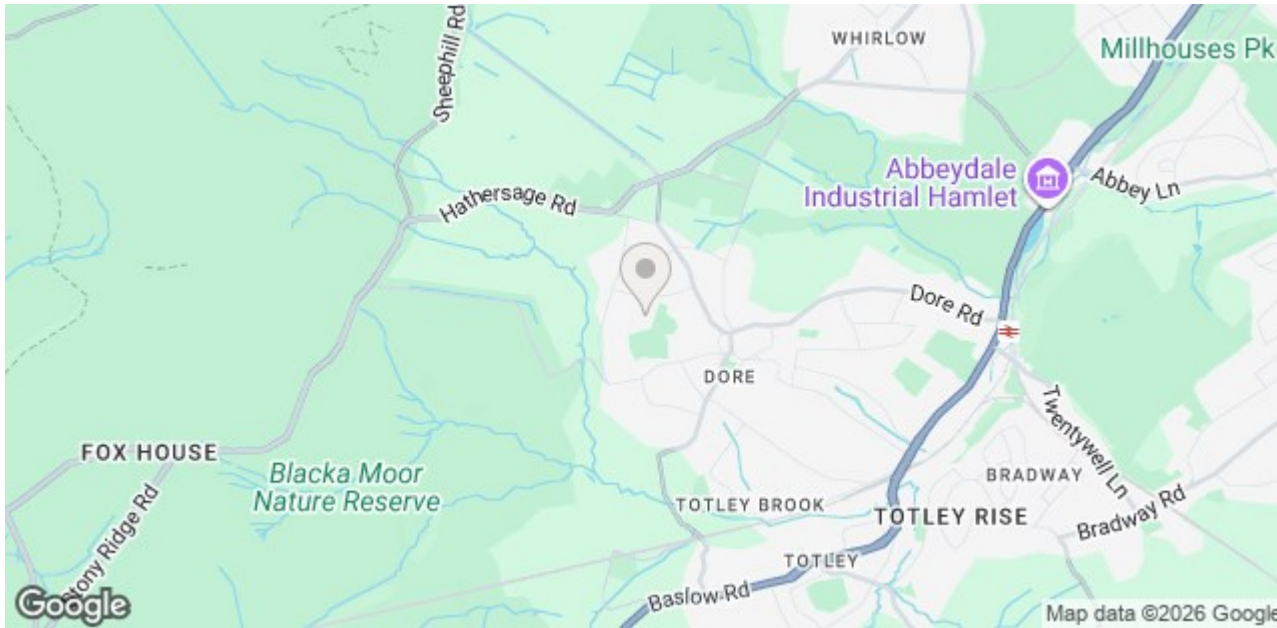


Total area: approx. 169.3 sq. metres (1821.8 sq. feet)

All measurements are approximate
For Identification purposes only
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

15 Newfield Crescent

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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.