







5 Newfield Lane

Dore • Sheffield • S17 3DA

Guide Price £625,000 - £640,000

Situated on the edge of the sought-after village of Dore, this extended and spacious semi-detached family home offers versatile accommodation, perfectly suited to modern family living. Light and airy throughout, the property benefits from five bedrooms, two bathrooms, four reception rooms, a recently installed contemporary kitchen, an enclosed rear garden, driveway parking, double glazing, a security alarm system, and is offered on a freehold basis. The welcoming entrance hallway leads through to the ground floor living space. To the front of the property, a comfortable reception room features a bay window and attractive fireplace, creating a cosy space to relax. To the rear, a second reception room opens into the garden room through partially glazed internal doors, creating a wonderful flow between the spaces. Bright and spacious, the garden room enjoys views across the rear garden, with French doors opening directly onto the decked terrace, making it an ideal space for both everyday family life and entertaining. The converted garage provides valuable additional living space and offers excellent flexibility, whether used as a home office, playroom, hobby room or gym. It also incorporates a practical utility area. At the heart of the home is the newly installed contemporary kitchen, fitted with wood-effect worktops and matching flooring, and offering a range of integrated appliances. A generous central island provides informal seating and creates a sociable space for family and friends to gather. Doors open directly onto the rear terrace, where a partially covered seating area provides the perfect spot for outdoor dining and entertaining throughout the year. A staircase with a contemporary stainless-steel balustrade leads to the first floor, where there are five well-proportioned bedrooms, four of which are generous doubles. All are decorated in neutral tones and benefit from carpeting and double-glazed windows. The first floor also includes a fully tiled shower room and a separate family bathroom fitted with a modern three-piece white suite. From the landing, there is access to a fully boarded loft space, providing useful additional storage. To the front, a block-paved driveway provides ample off-road parking. The enclosed rear garden has been thoughtfully designed to make the most of the space, with a covered seating area opening onto a decked upper terrace, ideal for entertaining and al fresco dining. Steps lead down to a lower garden with lawn and patio areas, while a further decked terrace and artificial lawn at the far end create additional spaces to relax and enjoy the garden. Newfield Lane enjoys a convenient position on the edge of Dore village, offering an excellent balance of village character and everyday convenience. The village is well served by local amenities, schools and recreational facilities, while also benefiting from good transport links to surrounding towns and employment centres. Nearby countryside walks and open green spaces provide plenty of opportunities to enjoy the outdoors, making this a popular location for families and those seeking a semi-rural lifestyle.





- Extended Semi Detached Family House
- 5 Bedrooms & 2 Bathrooms
- Sought After Location in Dore S17
- 4 Versatile Reception Rooms
- Flexible, Spacious Accommodation

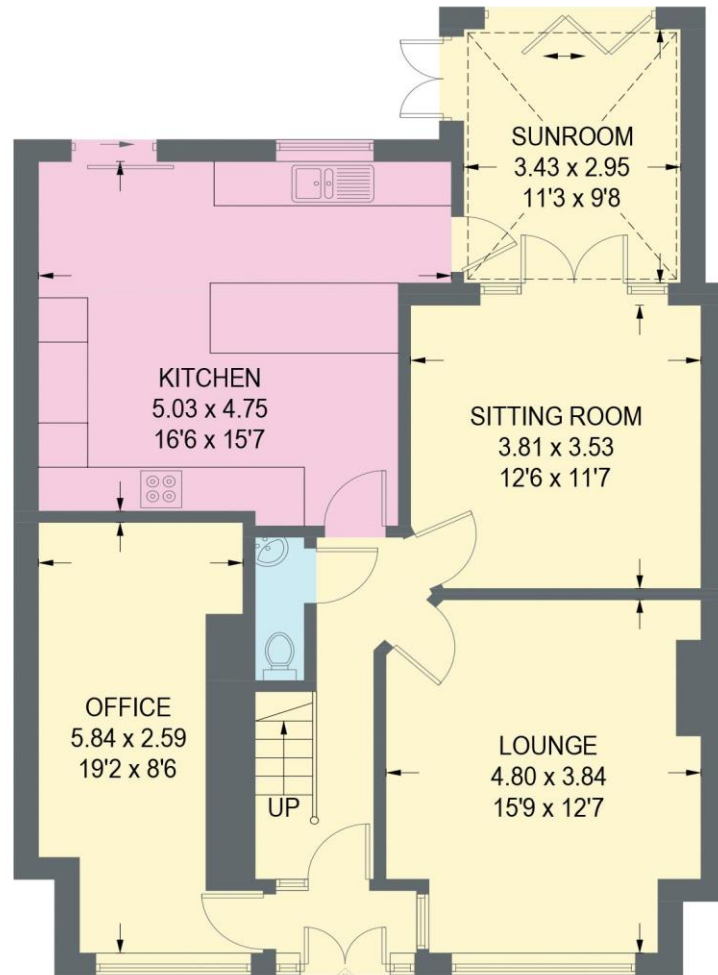
- Recently Installed Modern Fitted Kitchen
- Enclosed Rear Garden & Raised Terrace
- Off Street Parking
- Freehold & No Chain
- Council Tax Band E, EPC Rating D



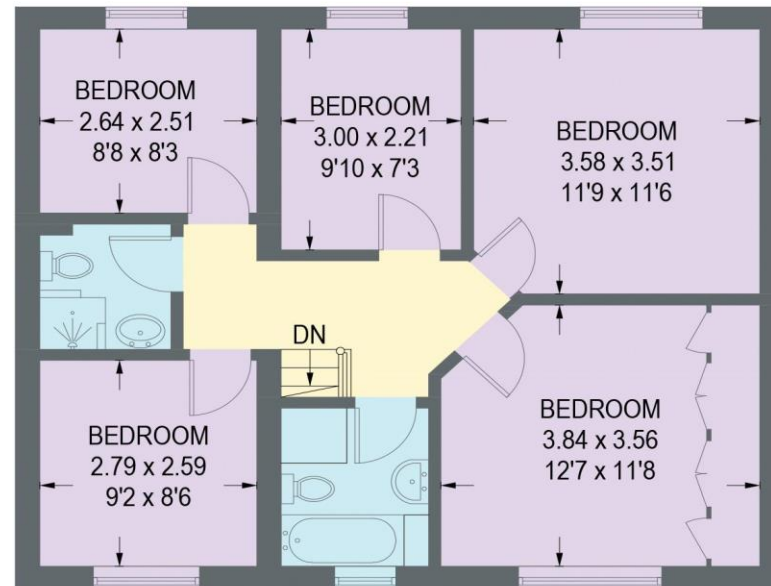


5 NEWFIELD LANE

APPROXIMATE GROSS INTERNAL AREA = 155.2 SQ M / 1670 SQ FT



GROUND FLOOR
91.0 SQ M / 979 SQ FT



FIRST FLOOR
64.2 SQ M / 691 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1307273)



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