







56D Dore Road

Dore • Sheffield • S17 3NB

Offers in the Region of £1,350,000

Located on an enviable plot, down a private driveway off Dore Road, is a fabulous 5 double bedroom, detached family home. Built and further improved by the current owners, this spacious property offers open plan flexible living in a secluded location complemented by a beautiful paddock outlook. Superbly presented and maintained, this property opens into an impressive entrance providing internal access to the garage. Wraparound open plan living space creates flexible accommodation, perfect for family life. A cosy snug/family room features French doors creating a seamless link to the rear garden. A stunning bespoke kitchen fitted with contrasting wooden units, presented in Farrow & Ball tones are finished with Corian worktops, and a range of Miele integrated appliances with a focal breakfast bar, flooded with natural light courtesy of 2 roof lights. Adjoining is a dual aspect dining area and lounge centred around a fabulous stone surround and open fire. The first floor is tastefully presented in modern tones, deep pile carpets, glass balustrade and features 3 well-proportioned double bedrooms incorporating bespoke fitted wardrobes. The master bedroom offers panoramic paddock views, a walk-through dressing area and luxury en-suite bathroom. The family bathroom is fully tiled and equipped with a 3-piece modern white suite and walk-in shower. Stairs rise to offer a further double bedroom and study, both fitted with rear facing Velux windows, and a generous landing area, providing access to the eaves. Externally, a fully enclosed landscaped rear garden offers a substantial patio featuring Morso oven and entertaining space, adjoining artificial lawn and infinity glass balustrade taking full advantage of the surrounding views on offer. The property also benefits from off-street parking and an integrated garage with storage loft space above. Located in a sought after superb providing excellent transport links to the city centre and beyond including Dore train station, as well as being on the doorstep to the Peak District. Within walking distance of Dore village with an array of local shops, pubs and amenities on offer. There are several highly recommended, both state and independent schools within close proximity.





- 5 Bedroom Detached Family Home
- Fabulous Interior over 3 Floors
- Stunning Views over Adjoining Paddocks
- 5 Double Bedroom Plus Study
- Light & Airy Flexible Open Plan Living Space

- Landscaped Rear Garden & Entertaining Area
- Prestigious Location in Dore
- Highly Regarded Local Schools
- Freehold
- Council Tax Band G, EPC Rating C





56D DORE ROAD

APPROXIMATE GROSS INTERNAL AREA = 296.9 SQ M / 3196 SQ FT

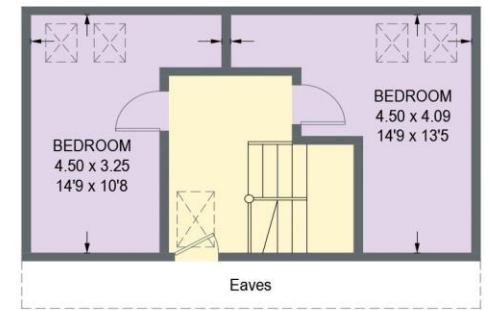
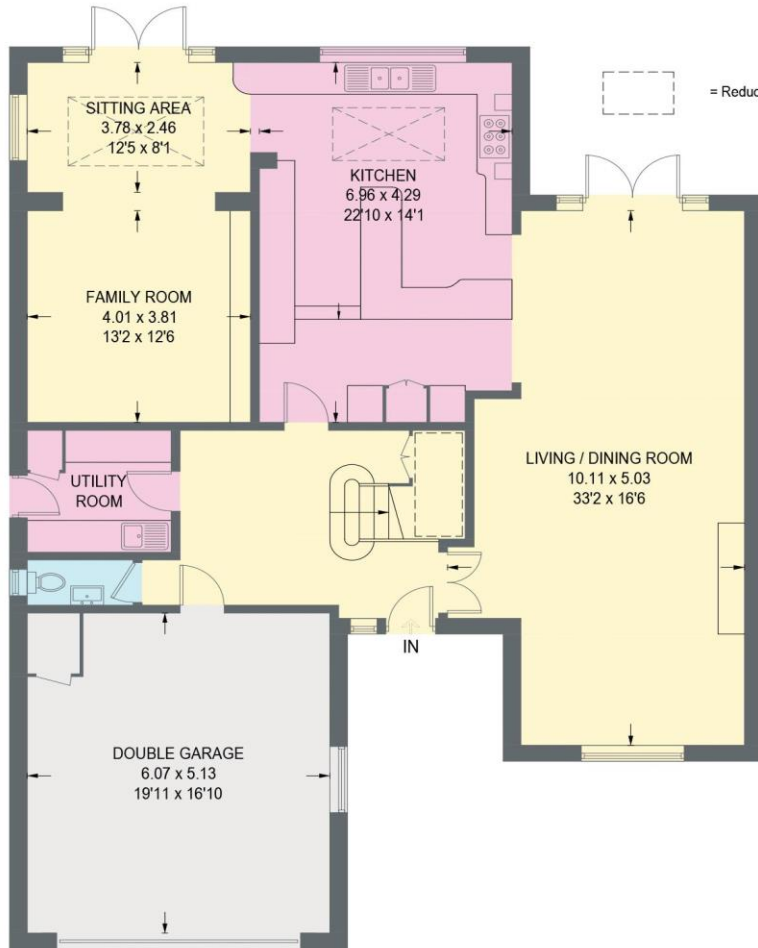


Illustration for identification purposes only,
measurements are approximate, not to scale.



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