







## The Corner House

1 Dore Road • Dore • S17 3NA

£925,000

A stunning stone built 5 bedroom semi detached property, located on a gated, large corner plot and set within particularly private and established gardens. Offering over 2500 square feet of accommodation arranged over 3 levels, and retaining many appealing period features that complement the attractive and stylish decor throughout. Located on one of Sheffield's most sought after roads, within the catchment area of very popular schools, on the edge of the Peak District and within a very short walk of Dore and Totley train station, with direct links to Sheffield and Manchester city centres. On the ground floor French doors open into a reception porch, with a leaded and stained glass inner door opening to the reception hallway. The kitchen is fitted with an attractive range of matching cream wall and base units, complemented by a stone work surface. There is space and point for a range cooker, integrated fridge freezer and space for a dishwasher. Both reception rooms have a lovely feel packed with original features and views over the gardens to the front. To the rear of the ground floor is a utility room with a Belfast sink, together with space for both a washing machine and tumble dryer. The ground floor w.c provides useful storage space and houses the modern gas fired combination boiler. On the 1st floor are 3 well proportioned bedrooms all with bespoke fitted wardrobes, and a useful study/office. The bathroom is fitted with a free standing cast iron bath with Victorian style claw feet, a vanity wash hand basin, w.c and corner shower cubicle. On the 2nd floor is a large landing area, a spacious bedroom currently used as the principal with a bedroom next door, currently used as a dressing room, and a bathroom fitted with a suite in white. The 2nd floor makes a superb principal bedroom suite. Outside the property occupies an fantastic corner plot, with secure gated access from Dore Road. There is a large, mature family garden to the front mainly laid to lawn, with a York stone patio to the front. To the rear of the property is a lovely, low maintenance private courtyard ideal for outside entertaining. A driveway provides ample off road parking and leads to the double garage. Excellent privacy is provided by a range of mature, established trees. Freehold.



SNAP  
CRACKLE  
POP





- Attractive Stone Built Semi-Detached
- 5 Bedrooms & 2 Bathrooms
- Large Corner Plot
- Mature Gardens
- Gated Driveway
- Lovely Period Features
- Close To Dore Train Station
- Double Garage
- Freehold
- EPC - E



# 1 DORE ROAD

APPROXIMATE GROSS INTERNAL AREA = 242.5 SQ M / 2610 SQ FT

CELLAR = 56.9 SQ M / 612 SQ FT

GARAGE = 31.3 SQ M / 337 SQ FT

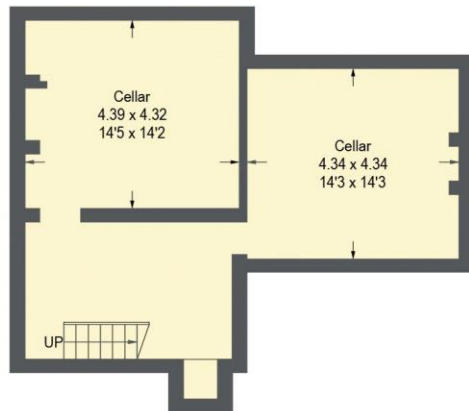
TOTAL = 330.7 SQ M / 3559 SQ FT



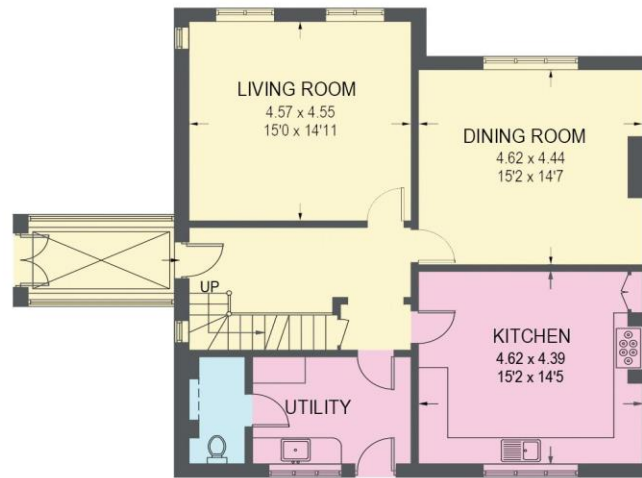
FIRST FLOOR = 90.1 SQ M / 970 SQ FT



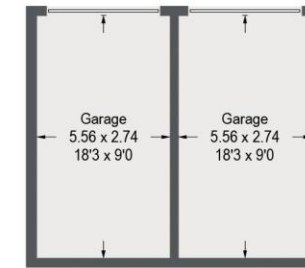
SECOND FLOOR = 58.5 SQ M / 630 SQ FT



CELLAR = 56.9 SQ M / 612 SQ FT



GROUND FLOOR = 94.0 SQ M / 1012 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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



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