







33 Dobcroft Avenue

Millhouses • Sheffield • S7 2LW

£625,000

A superbly presented, extended 3 bedroom semi detached property. Offering well designed, spacious family accommodation over 2 levels and finished throughout with a range of high quality fixtures and fittings. Enjoying a fabulous open plan family kitchen, which opens onto the enclosed south facing garden at the rear. A front facing composite door opens into the reception hallway, fitted with a useful, bespoke storage cupboard. The bay windowed living room has an attractive, living flame gas fire. The open plan family kitchen adds real wow factor to the property, provides a fantastic heart of the home and is superbly fitted with a range of bespoke, matching wall and base units complemented by a granite work surface. The central island has ample storage and breakfast bar seating. A range of high quality appliances include a double Neff ovens, Neff induction hob and a Neff pop up extractor, dishwasher and space for a large fridge/freezer. The room is cleverly designed with space for a large family dining table and separate living area, with fitted cupboard space and display shelving. French door gives access to the garden. The utility room, has space and plumbing for a washing machine, together with a tumble dryer, storage space, sink and access to the store room at the front and garden at the rear. A w.c with wash hand basin completes the ground floor. On the 1st floor is a particularly spacious principal bedroom with fitted wardrobes and an en-suite bathroom, with bath, walk in shower, w.c, wash hand basin and fully tiled walls. There are two further double bedrooms, both with feature fireplaces and one with fitted wardrobes. The shower room has a shower cubicle, wash hand basin, w.c and fitted storage. Outside to the front a driveway provides off road parking, and has an electric car charging point. To the rear is a superb, enclosed family garden, fully enclosed with a patio providing sitting out and entertaining space and a large lawn beyond. There is a useful garden store and a bespoke, purpose built garden room, which has electric and makes an ideal home office/study.





- Extended Semi-Detached Property
- 3 Double Bedrooms
- En-Suite Bathroom & Shower Room
- Superb Open Plan Kitchen
- Enclosed South Facing Rear Garden

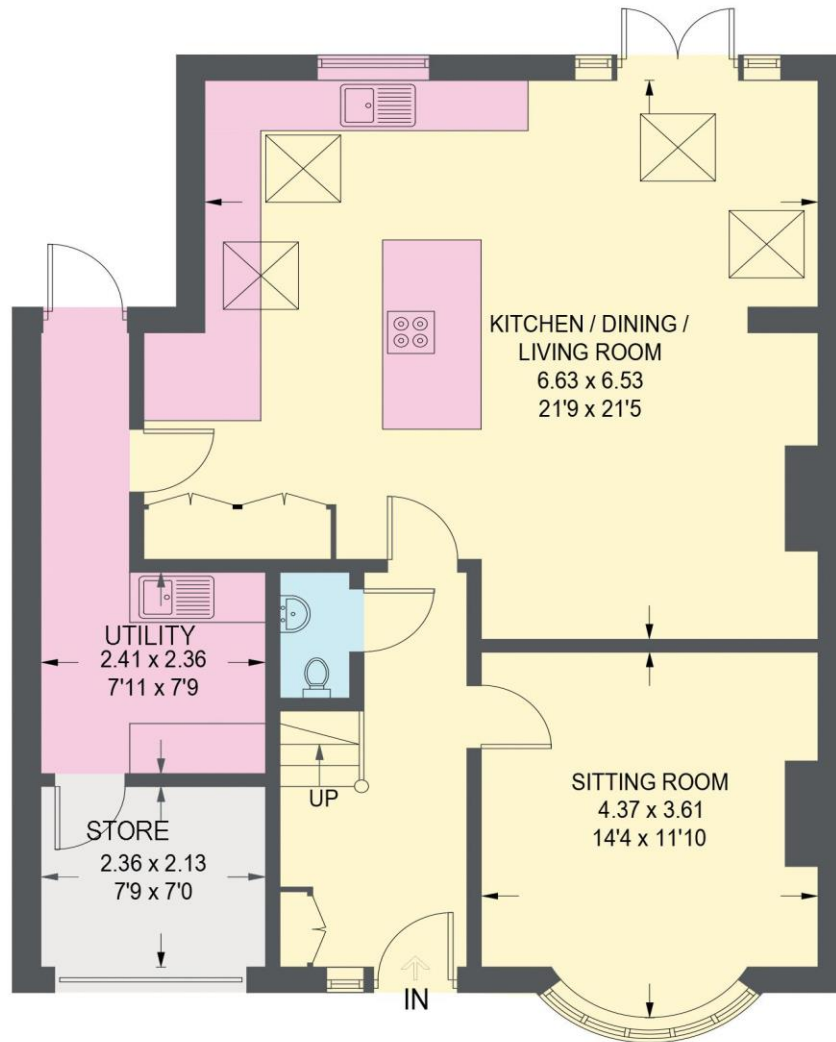
- Garden Room
- Close To Millhouses Park
- Very Sought After Local Schools
- Long Leasehold
- EPC - tbc



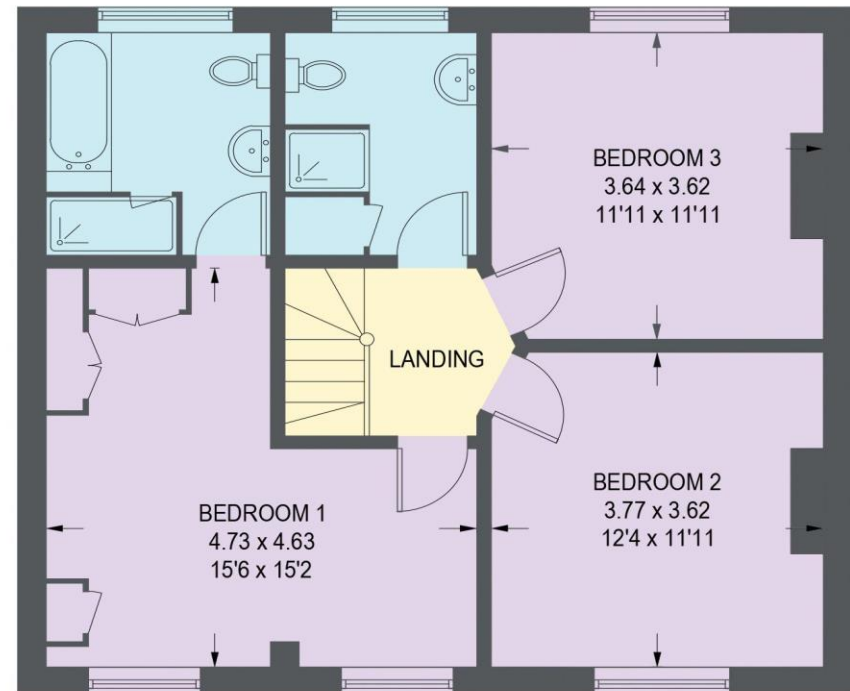


33 DOBCROFT AVENUE

APPROXIMATE GROSS INTERNAL AREA = 147.4 SQ M / 1587 SQ FT



GROUND FLOOR = 83.7 SQ M / 901 SQ FT



FIRST FLOOR = 63.7 SQ M / 686 SQ FT

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

