



28, Abbeydale Park Rise, Sheffield, S17 3PD

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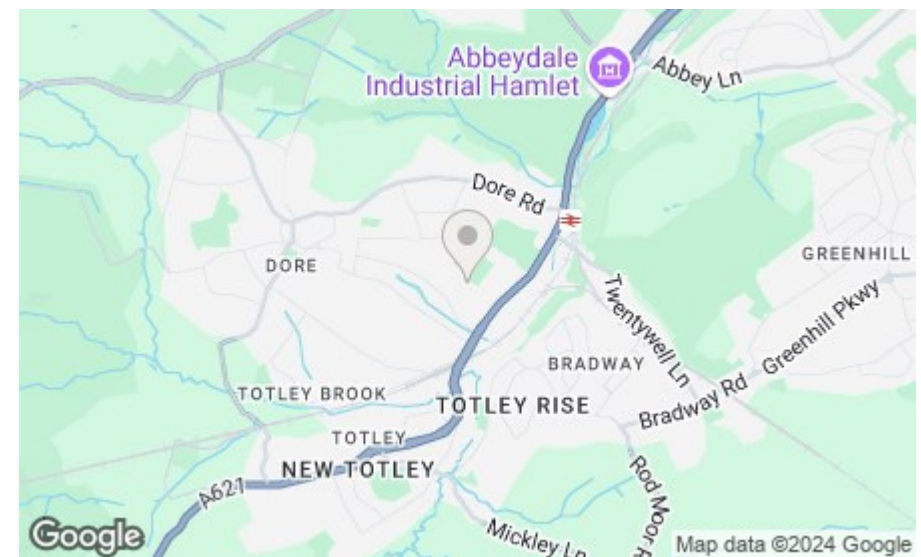
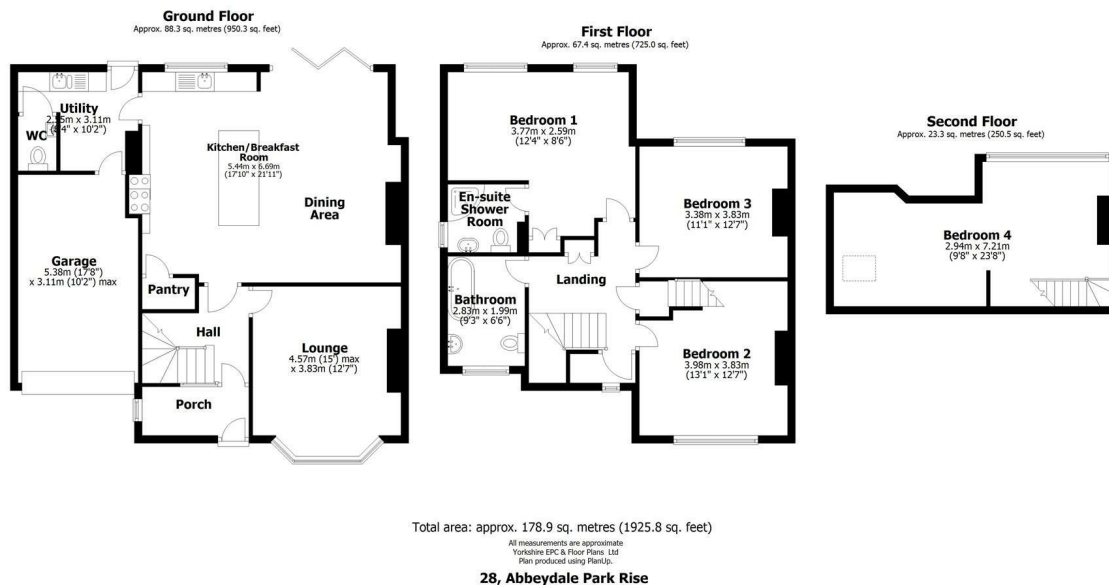
Description

A significantly extended family home, ideally placed for access to Dore Villages first class schooling. This fabulous home boasts a range of accommodation over three floors that includes an outstanding, open plan dining kitchen, four double bedrooms and two luxurious bathrooms. With superb views at the rear, particularly from the dormer window on the second floor and a landscaped rear garden, number 28 offers the perfect balance of space for the family market and will not fail to impress. The location, towards the bottom of Dore Village is also ideal for those wishing to commute into town or Manchester via the busy Dore and Totley Train Station or the speedy bus links that can whisk you into town in under half an hour. The surrounding countryside is accessible within a short walk or drive and, alongside the excellent sports facilities found within the S17 postcode, plenty of opportunities for recreational pursuits. The village has long been regarded as one of the cities most desirable places to live. With a good balance between day and night time facilities including a host of restaurants, bars, cafes and pubs that make the area such a desirable place to live and socialise.

- Sitting room with a feature fireplace and plantation style shutters framing the bay window.
- Large, open plan dining kitchen with island, bifolding doors to the garden, fireplace and timber flooring.
- Porch, hall, ground floor W.C and separate utility room.
- Four good double bedrooms including a large principal room with a modern ensuite.
- Two luxurious bathrooms (one ensuite) featuring contemporary sanitary ware and elegant tiling.
- Block paved off road parking for at least two cars, electric car charging point and a small, integrated garage, perfect for family storage.
- Super rear garden with an Indian stone terrace and an elevated deck at the rear, designed to catch the sun in the warmer months of the year.
- Modern gas central heating and full UPVC double glazing.
- Long leasehold (800 years from 1963 at an annual ground rent of £12) and no onward chain.
- Council Tax Band D and an excellent EPC rating of C70 which helps to keep your utility bills as low as possible.







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