



# 8, Gilleyfield Avenue

## Sheffield, S17 3NS

Located in the exclusive Dore Village on Gilleyfield Avenue, ELR are delighted to be selling this exceptional detached dormer bungalow that offers a remarkable blend of space, comfort, and potential. Built in 1959, this property spans an impressive 2,501 square feet and is set on a generous plot, providing ample opportunity for future expansion.

Upon entering, you are greeted by a spacious open plan living and dining area, adorned with near floor-to-ceiling windows that flood the space with natural light. The sliding door seamlessly connects to the outdoor terrace, creating an inviting atmosphere for both relaxation and entertaining. A separate formal sitting room adds to the versatility of the living spaces, making it ideal for family gatherings or quiet evenings.

The modern, hand crafted kitchen is a chef's delight, featuring high specification finishes and elegant granite worktops, complemented by an adjacent utility room and cloakroom with W/C. The ground floor accommodates three well-proportioned bedrooms, all sharing a contemporary shower room, ensuring comfort and convenience for family and guests alike.

Ascending to the first floor, you will discover a luxurious master bedroom suite complete with an en-suite jacuzzi bathroom, providing a private retreat. Additionally, another double bedroom with built-in storage is served by its own family bathroom, enhancing the practicality of this delightful home.

Externally, the property boasts a double garage and a beautifully landscaped private rear garden. The garden features a large paved terrace, perfect for alfresco dining, alongside various entertaining spaces and a lush lawn bordered by mature trees and plants. With off-street parking available for multiple vehicles, this bungalow truly caters to modern family living.

Situated close to outstanding local schools, excellent amenities, and the train station, this property is not only a wonderful home but also a fantastic investment in a sought-after location.



- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Council Tax Band: F. EPC Rating: 85B.
- Generous plot with extension potential.
- Modern kitchen with granite worktops.

- Five double bedrooms across two floors, Principle with ensuite, and three separate bathrooms on both floors, as well as a downstairs WC.
- Double garage with electric doors and further off road parking for several cars
- Located in desirable Dore Village.

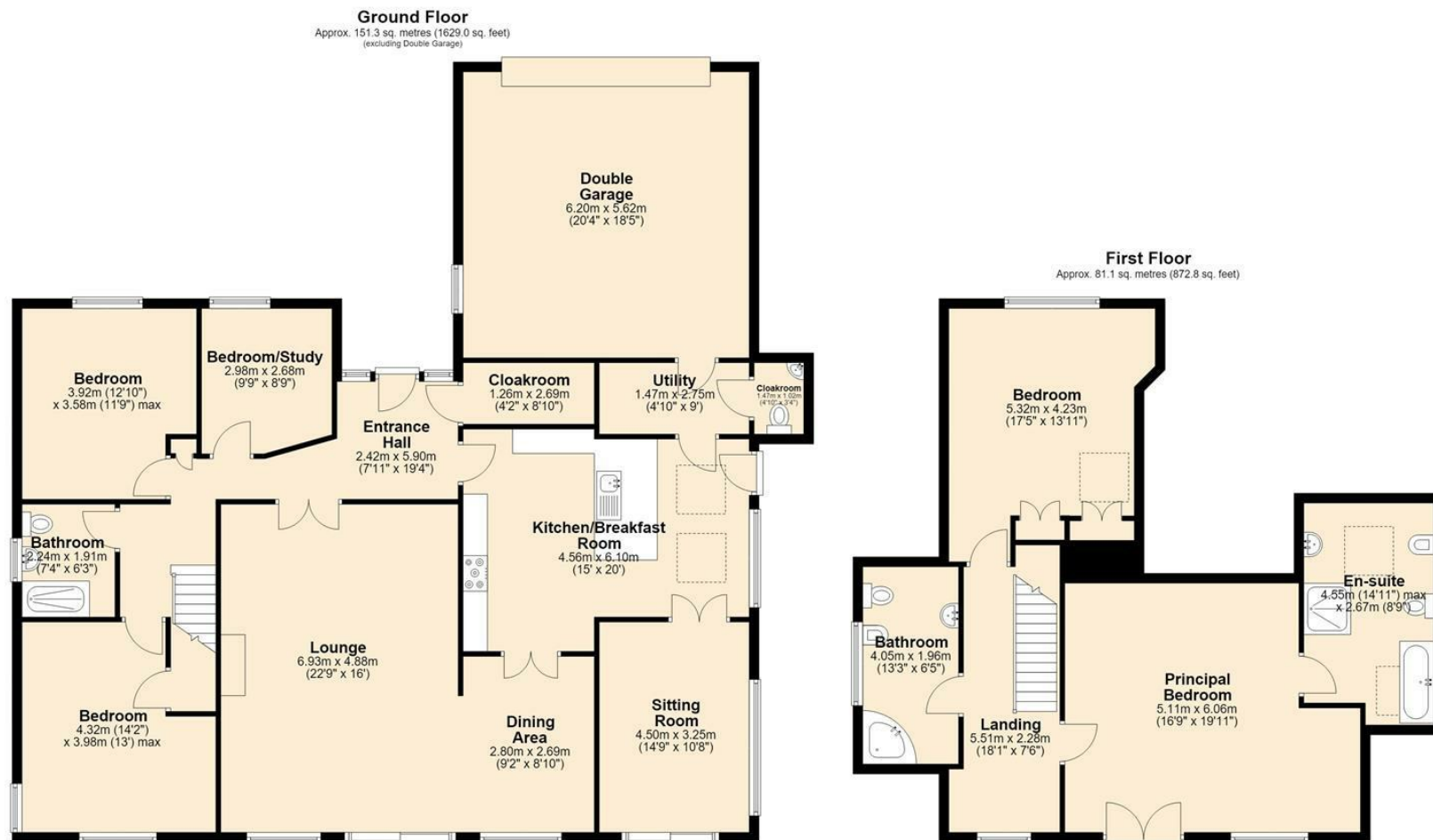
- Bright and well-proportioned Kitchen/Breakfast Room, with separate Utility Room.
- Spacious Living Room benefitting from floor to ceiling windows.
- Close to 'outstanding' local schools.





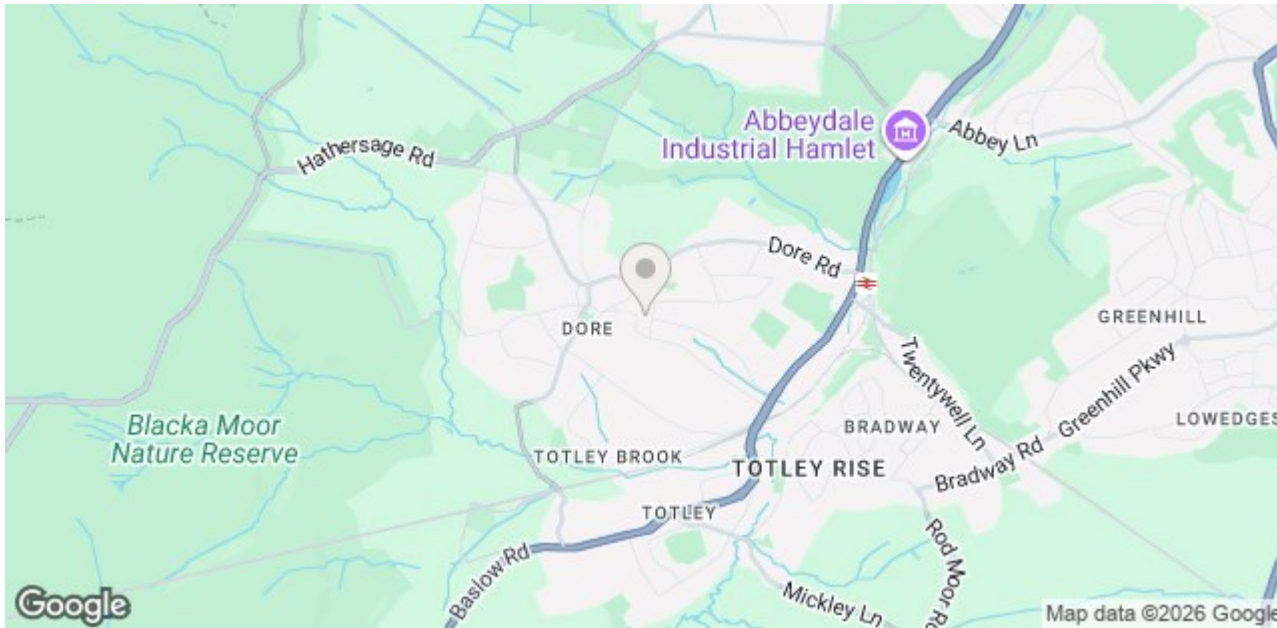






Total area: approx. 232.4 sq. metres (2501.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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