



121, Dobcroft Road

Sheffield, S7 2LT

Description

This stunning home is perfectly tailored to the demands of modern family life. Well-considered architectural extensions have maximized the sense of space, creating a bright and harmonious environment throughout its three floors. Located on the highly sought-after woodland side of Dobcroft Road, the property offers a generous layout ideal for multi-generational living, remote working, and grand-scale entertaining.

A wide and welcoming reception hall provides an impressive first introduction, leading to two reception rooms and the spectacular open-plan heart of the home. In the winter months, two wood-burning stoves provide a cozy atmosphere, while the summer months invite indoor-outdoor living as the corner bi-folds open completely to the private garden patio. The overhanging eaves have been specifically designed to keep the communal areas cool in the heat, whilst comprehensive insulation means that the property is easy to heat and warm in the winter.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



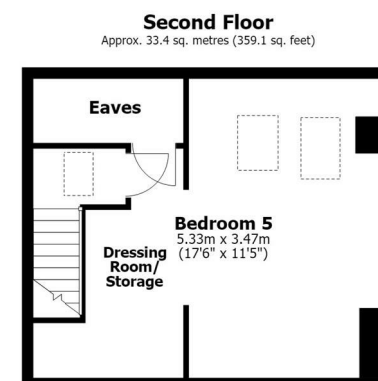
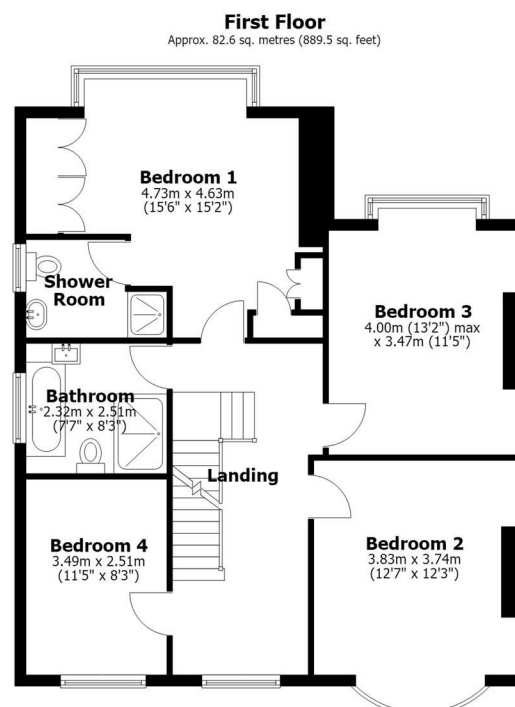
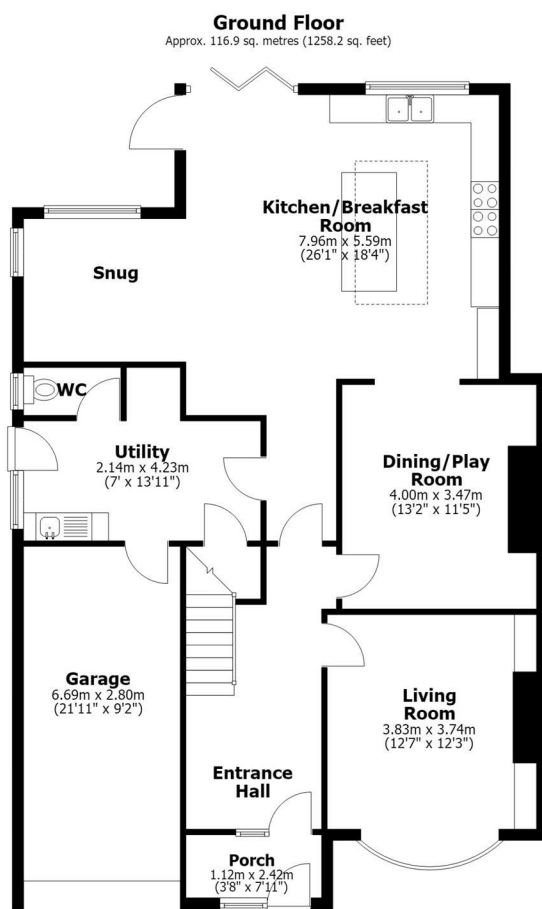
- Five generous bedrooms, including a superb loft conversion featuring a private dressing area and potential to extend and add a third bathroom (STPP).
- Two further versatile reception rooms offering excellent flexibility for family living or home working.
- Exceptional energy efficiency: Boasting an outstanding EPC rating of C80 and income-generating solar PV panels.
- Two luxurious bathrooms (one en-suite) styled with elegant contemporary tiling.
- Beautiful, south-west facing rear garden with a direct access gate into 350 acres of ancient woodland.
- 212 years left on a long lease at £7 per annum ground rent.
- Stunning architectural open-plan living kitchen featuring herringbone flooring, a cozy snug with a wood-burning stove, and feature corner bi-fold doors.
- Substantial off-road parking for 2 vehicles and a larger-than-average internal garage.









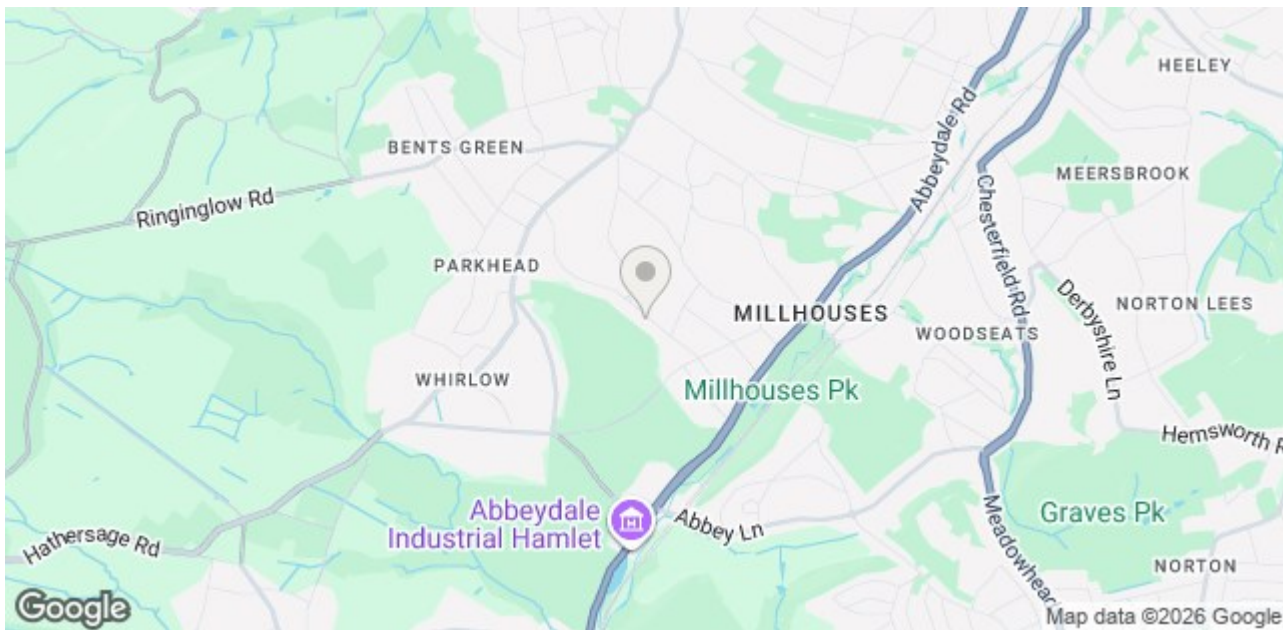


Total area: approx. 232.9 sq. metres (2506.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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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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