

19, Saxon Avenue, Sheffield, S17 3SB

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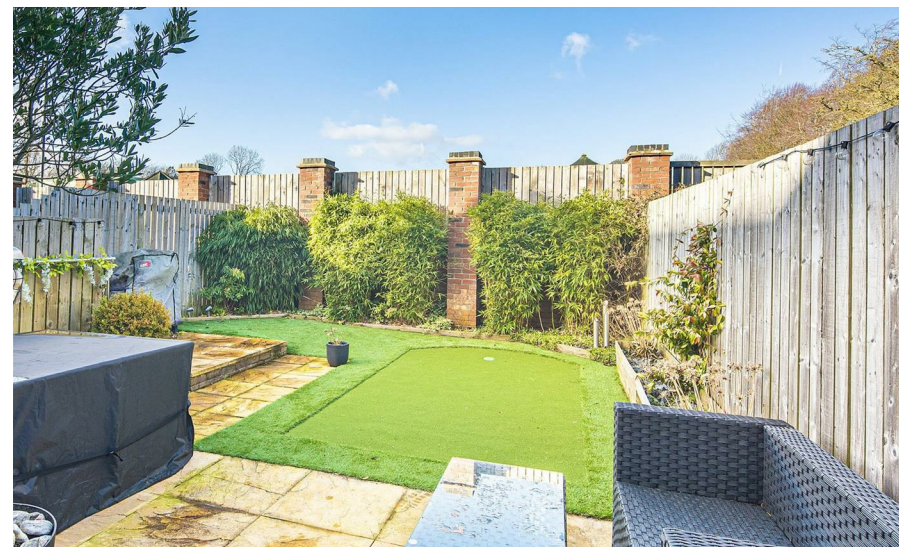
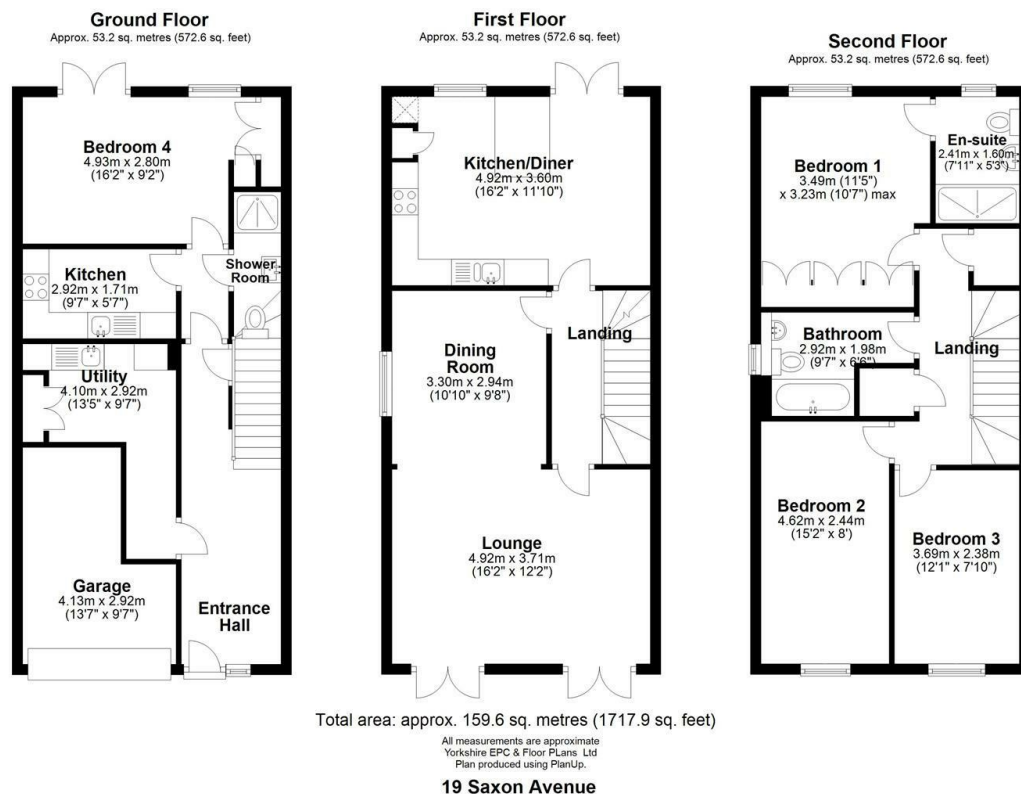
Description

This gorgeous property offers a range of beautifully presented accommodation that is laid out over three floors including a remodelled ground floor that includes a self contained one bedroom apartment that would be ideal for dependent relatives. This superb and modern home has an impressive 1718 square feet of accommodation which features contemporary fixtures and fittings in all the right places and a lovely, low maintenance garden that complements the stylish interior and the roof terrace/balcony that is situated at the front of the property, accessed via the sitting room. The property is situated on this exclusive development that is located close to the heart of the pretty village of Dore and there is also a playing field found very close by, ideal for the more energetic members of the family. Dore has long been regarded as one of the city's most desirable places to live with residents enjoying a great standard of life. The village has some of the finest schools in the south west sector and has a close proximity to the stunning countryside that is found close by. The local amenities include a doctors surgery, dentists, green grocers, a couple of cafes and a Co Operative supermarket. Additional facilities include a range of thriving pubs, restaurants and busy sports clubs that combine to create a vibrant social scene.

- Four double bedrooms.
- Three luxurious bathrooms (one ensuite) with elegant tiling framing the modern suites.
- Open plan dining kitchen with access to the lovely garden.
- Spacious sitting room opening to the formal dining area, and the front terrace/balcony.
- Self contained ground floor apartment area with its own shower room, kitchen and bedroom which opens to the lower tier of garden.
- Low maintenance rear garden.
- Modern heating system and double glazing throughout that help with the excellent EPC rating (B-84) and cheaper utility costs.
- Welcoming reception hall with access to the garage/store and utility room.
- Block paved off road parking for at least two cars.
- EPC rating B / Tax band E/ 250 year lease from 2016 with combined annual costs (ground rent and service charge) of £500.







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