

24, Church Lane, Sheffield, S17 3GS

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Description

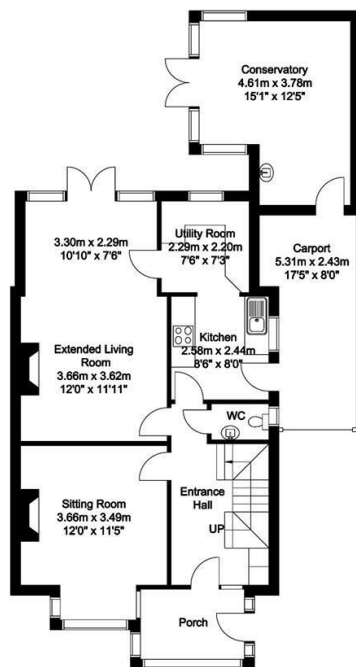
Situated in the very heart of this most desirable village, directly opposite the pretty church this lovely, extended semi detached property will appeal to a broad range of buyer. Ideal for those wishing to downsize to somewhere close to the excellent local amenities and also for the family market who will appreciate the close proximity of the local, 'outstanding' schools. The single storey extension has provided better proportions to both the rear reception room and kitchen and there is an additional room located to the rear of the carport that could be incorporated into the accommodation (subject to regs). Dore is an exclusive village that is situated on the very edge of the city limits as it joins the beautiful surrounding countryside of The Peak Park. The village has a strong sense of community with a fine range of amenities at its centre. In the greater S17 postcode residents can enjoy a round of golf at two challenging golf courses, both squash and tennis facilities are found at Abbeydale Sports Club and the scenic walks quickly lead out into glorious countryside that most people have to travel miles to enjoy.

- Three good bedrooms including a larger than average third bedroom.
- Extended living room overlooking the rear garden.
- Kitchen that has also been extended to the rear.
- Sitting room with bay window commanding a fine outlook towards the pretty church.
- Block paved driveway providing off road parking for two to three cars.
- Large porch and entrance hall.
- Extended garden room/studio to the rear of the carport that is accessible via a roller door.
- Family bathroom and ground floor W.C.
- Majority UPVC double glazing and gas central heating via a Vaillant combi boiler.
- Low maintenance rear garden.

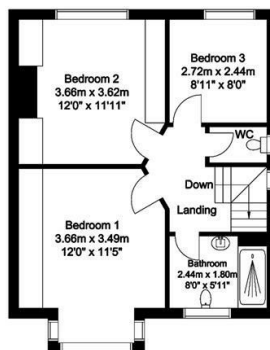




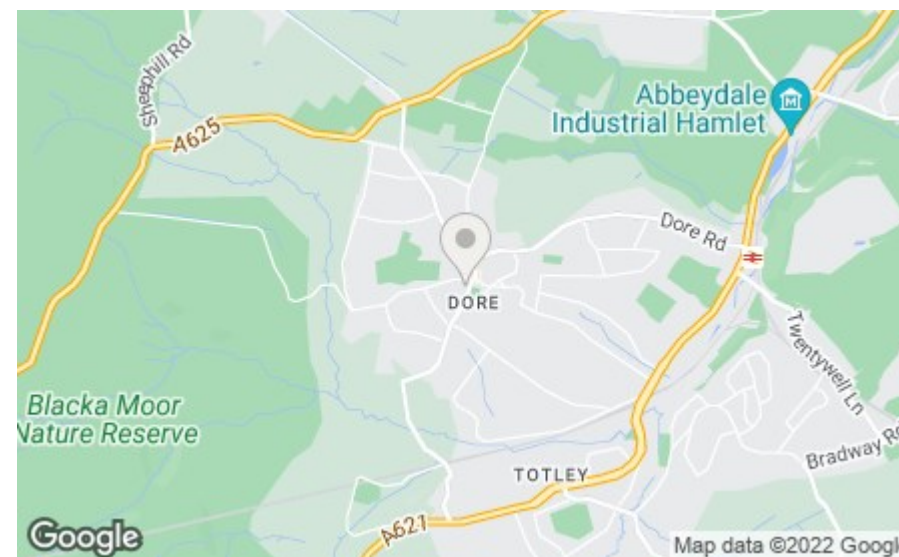
Ground Floor
80 sq m/861.11 sq ft
Approx.



First Floor
46 sq m/495.13 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
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