



8, The Spinney, Sheffield, S17 3AL

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Description

This superb development was constructed in circa 2006 by Charles Church who are the top end brand of the excellent Persimmon Homes group. This exclusive site is situated at the end of a long, no through road, towards the top end of Dore, in between the beautiful surrounding countryside of Blackamoor and Dore Villages Recreation Ground which gives 'The Spinney' a real sense of peace and calm, perfect for families with young children or those wanting privacy and seclusion. The village, which can be approached by foot in under ten minutes walk through 'the Rec' offers an excellent range of local amenities that combine with the two pubs and restaurants to give Dore a strong sense of community. There are also some of the finest schools in Sheffield found in the S17 postcode with three primary schools feeding in to King Egberts Secondary School which are all rated as 'Outstanding' in recent Ofsted reports. Commuters will appreciate the speedy rail links that can be found at the bottom of Dore Road that access Sheffield's city centre and further routes down south in under ten minutes or over The Pennines into Manchester via some of the pretty Peak Park Villages. The property stands on a south, south westerly facing plot with a low maintenance lawned and terraced garden at the rear and a block paved driveway (for two cars) leads to a garage at the front. Hardwood, Teak flooring has been installed virtually throughout the whole house which also boasts modern building regs, UPVC double glazing and full double glazing that all help to retain valuable energy and reduce bills. There are some pleasing views towards Totley from some of the first and second floor bedrooms and plenty of bedrooms and a versatile dining room/snug to create home offices for those who work from home, if required.

- Five double bedrooms including a principal room which features a walk through dressing area which features built in wardrobes.
- Four bathrooms (two ensembles) and a ground floor W.C.
- Versatile dining room/home office/snug situated on the ground floor.
- Sitting room with French windows opening onto the garden.
- Breakfast kitchen with integrated appliances and a further set of French windows to the garden.
- Block paved driveway providing off road parking for two cars and a single garage.
- South, south westerly facing rear garden.
- UPVC double glazing and gas central heating via a Worcester Bosch combination boiler.
- Signature Hardwood Teak flooring throughout the majority of the home.
- Freehold, Council Tax Band - G and EPC rating C73.

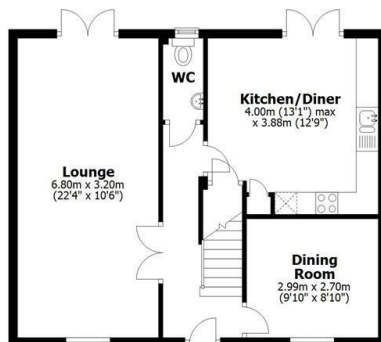




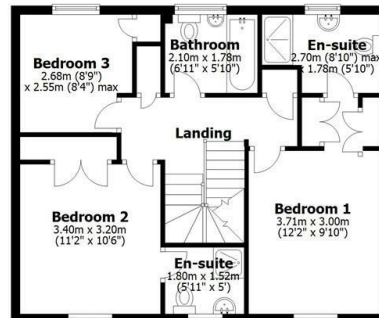
Garage
Approx. 16.4 sq. metres (176.9 sq. feet)



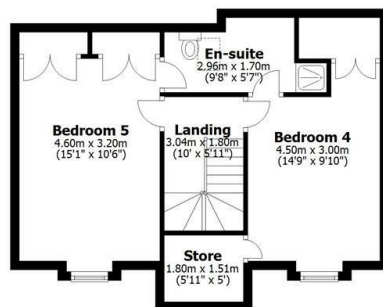
Ground Floor
Approx. 55.7 sq. metres (600.0 sq. feet)



First Floor
Approx. 55.7 sq. metres (600.0 sq. feet)

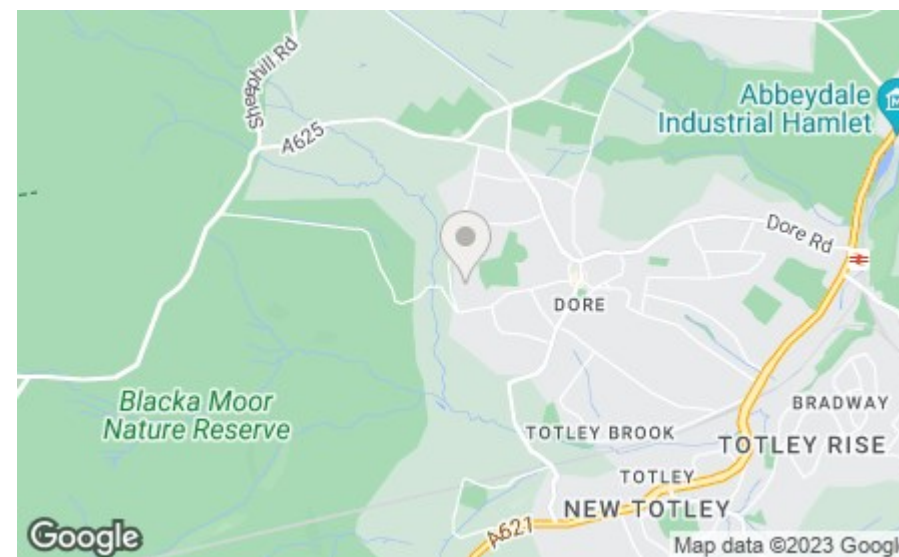


Second Floor
Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 173.8 sq. metres (1871.2 sq. feet)

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



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