



1, South Court, Sheffield, S17 3PN

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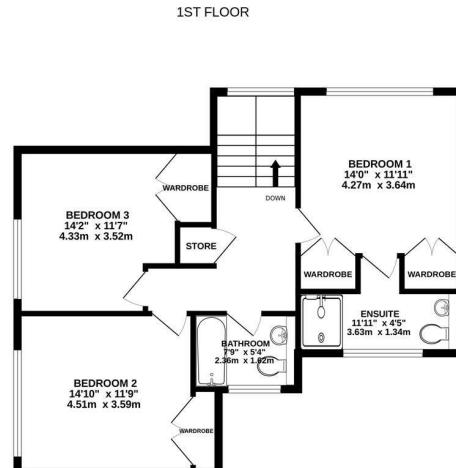
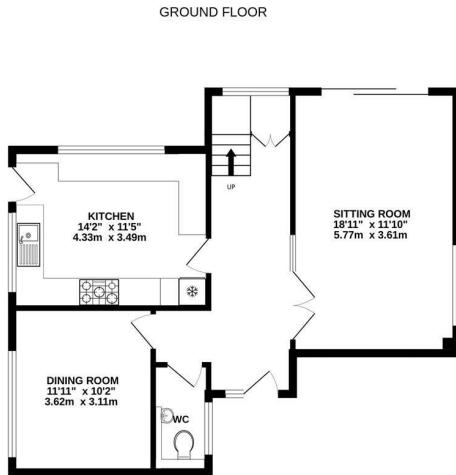
Description

A stylish, three bedroom detached property that forms part of this small development that is accessible from the very desirable Dore Road. The properties encircle a pretty, communal green which complements the private, south facing garden that is found between the garage and the kitchen, to the rear. Due to the 1970's style there are typically impressive room sizes inside, particularly evident in the expansive sitting room that opens onto the terrace and communal gardens. There are other attractive, architectural features that include vaulted ceilings to the first floor landing and which provide a great first impression in the reception hall. The property will suit a broad range of buyer including the family market who will appreciate the close proximity of some of the best schools in Sheffield or, alternatively retirees and down sizers due to the easily managed garden and there being an additional reception room on the ground floor adjacent to the modern cloaks/W.C which could be utilised as a ground floor bedroom if preferred. The village has long been regarded as one of the finest places to live in the city, on the edge of stunning countryside, easily accessible via superb transport links and well catered for by sports clubs, pubs, cafes and restaurants that all combine to make a thriving social scene. This super property has a lovely finish over two floors and is available with no onward chain.

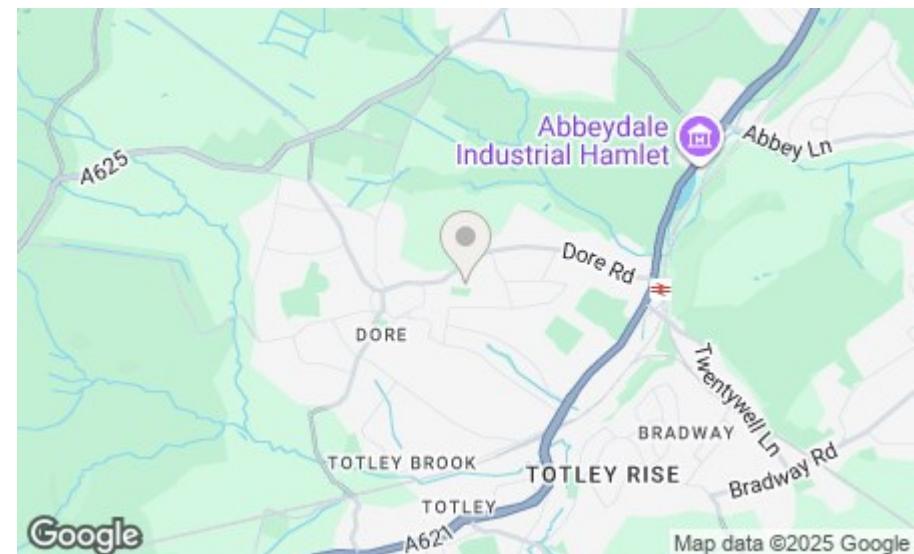
- Three good double bedrooms with the principal room having a lovely, south facing view over the lawns to the rear.
- Two luxurious bathrooms with elegant travertine tiling framing the modern sanitary ware (one ensuite).
- Large sitting room overlooking the broad expanse of lawns (communal) to the rear and having access to a private, south facing terrace.
- Spacious dining room with timber flooring and the potential to knock through into the kitchen or perhaps utilise as a ground floor, fourth bedroom.
- Breakfast kitchen with generous proportions and a doorway opening to the private rear garden.
- Allocated off road parking, single garage, visitor parking bays and a private, easily maintained garden.
- Wide and welcoming reception hall alongside a ground floor W.C.
- No onward chain.
- EPC rating D66, Gas central heating and UPVC double glazing.
- 999 year lease from 1972 at an annual ground rent of £30.







TOTAL FLOOR AREA: 1432sq.ft. (133.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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