



41 Durvale Court

Dore, Sheffield, S17 3PT

Price Guide £600,000

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# 41 Durvale Court



## Description

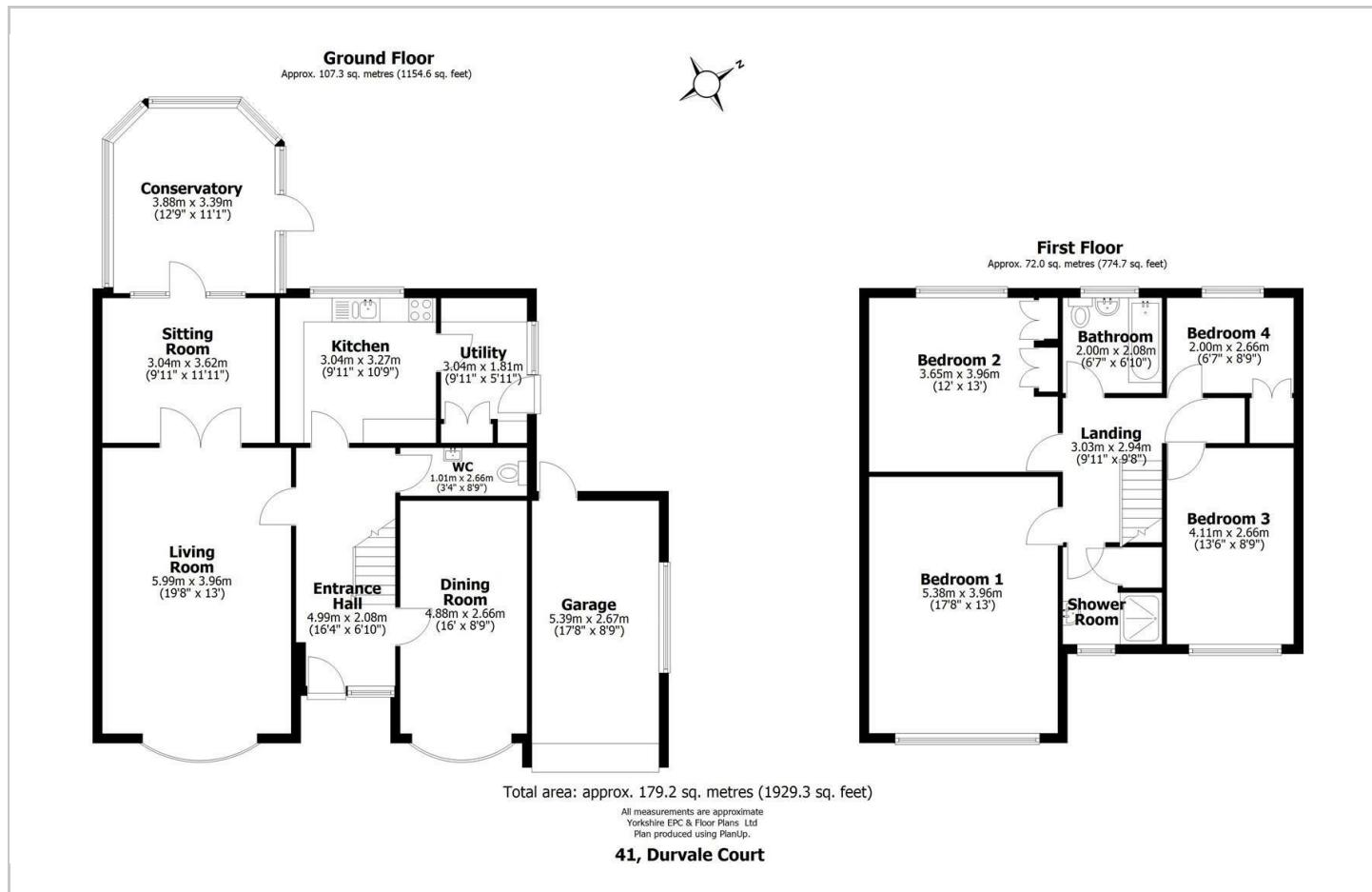
GUIDE PRICE £600,000 to £625,000. A light and spacious, well looked after property that offers 1929 square feet of accommodation, over two floors, and the potential to be redesigned and developed into a quite superb family home. The location is superb, Durvale Court is a well regarded road in Dore Village, situated close to 'outstanding' schooling for all age groups and the excellent local amenities. The layout has been improved by converting one of the original garages into an additional reception room and the plot is one of the largest on the road, so provides a pleasant rear garden and the potential to extend (subject to regs).

- GUIDE PRICE £600,000 to £625,000
- Large living room and two further reception rooms.
- Conservatory overlooking, and having access onto the pretty garden.
- Off road parking for two cars and a single garage.
- Two bath/shower rooms alongside a ground floor W.C.
- Lovely rear garden, one of the largest on the street. Offering potential for extensions if required (subject to regs).
- Kitchen and separate utility room.
- Freehold, no chain and Council Tax Band F.





## Floor Plan



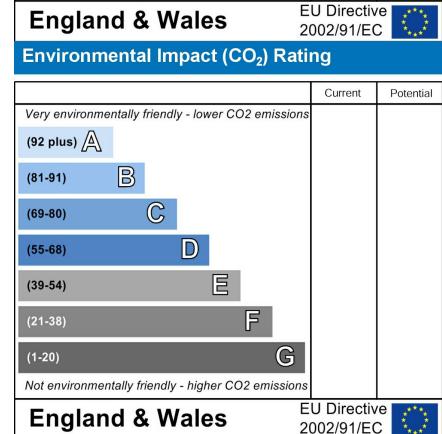
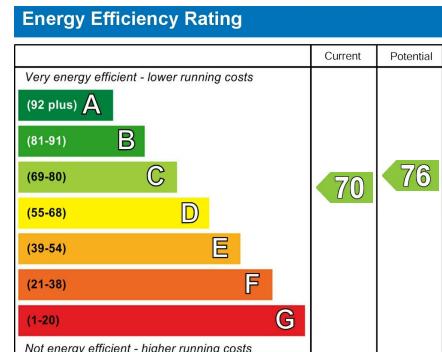
## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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