



56, Abbeydale Park Rise, Sheffield, S17 3PF

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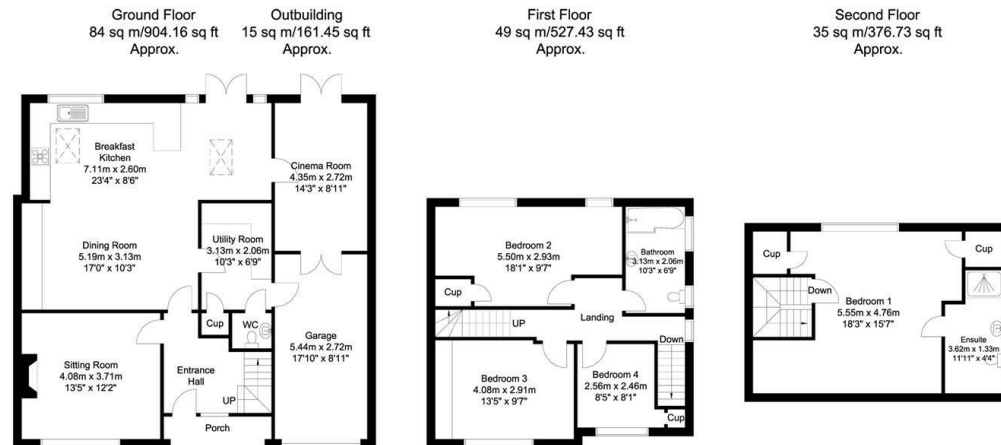
Description

A significantly extended and beautifully presented family home that enjoys a fine outlook to the rear, over the adjacent sports fields. The property has undergone a total transformation in recent years and now offers an excellent range of accommodation that is laid out over three floors to include two reception rooms on top of the expansive, open plan dining kitchen and four good bedrooms with two luxurious bathrooms (one ensuite). The property boasts modern fixtures and fittings in all the right places and the immaculate interior is complemented by the landscaped garden to the rear and a smart, block paved driveway at the front. Dore Village has long been regarded as one of the Steel Cities most desirable places to live, situated on the very edge of the city limits as it adjoins the breathtaking scenery of The Peak Park yet conveniently only six miles or so away from the centre of town. Dore and Totley train station provides speedy links into the city and a viable alternative for commuters rather than dealing with the busy rush hour traffic and there are also a number of bus services available from the centre of the village or on Abbeydale Road. Dore has a strong sense of community due to its first class schooling for all age groups (the two primary schools in Totley are also rated as 'outstanding'), the superb range of sports clubs (golf, tennis, squash, cricket, football and rugby) and a number of popular pubs, restaurants and cafes that all combine to make this lovely area such a super place to live.

- Four double bedrooms including a fabulous ensuite principal suite on the second floor.
- Fabulous open plan dining kitchen overlooking the immaculate rear gardens.
- Sitting room with a wood burning stove and versatile second reception room that has wiring for concealed speakers and added insulation and sound proofing to make a great home cinema or music room.
- Two luxurious bathrooms (one ensuite).
- Larger than average, insulated garage, ideal for car maintenance and storage.
- Block paved off road parking for at least two cars.
- Super rear garden and views from the upper floors towards playing fields.
- Fully double glazed and gas central heating via a recently modernised system.
- Excellent location, close to brilliant schooling and the train station.
- Council Tax Band D, 800 year lease from 1956 at an annual ground rent of £16.10 and an excellent EPC rating of C71.







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 rooms 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. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan...
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