

Elder Cottage, Overdale Gardens, Off Drury Lane, Sheffield, S17 3GG



# Elder Cottage, Overdale

Sheffield, S17 3GG

## Description

Occupying a very private position in the heart of Dore Village on a generous south facing plot and offering huge potential for further development (subject to regs). This pretty, stone built period detached requires a full scheme of modernisation but with some TLC and a generous budget could be transformed into a very desirable home to raise a family. The property is accessed from the foot of Overdale Gardens, just off Drury Lane where there is gated access to a long driveway that leads past the expansive garden to Elder Cottage and the attached garage. In front of the house there is a York stone flagged terrace area and on the other side of the property there is an extra garden area that provides plenty of room for extensions if required. Internally there are two reception rooms flanking the central hall and a spacious breakfast kitchen situated to the rear with a stable door leading to the side garden. On the first floor there are three bedrooms, a bathroom and a separate W.C. Dore Village is an absolutely gorgeous location in the south west sector of the city, the village lies on the very edge of the city limits as it adjoins the beautiful surrounding countryside and has an excellent range of local amenities. Dore and Totley Train Station is found down the valley and provides speedy links into both Sheffield and Manchester's city centres alongside some of the pretty Peak Park Villages. There are also regular bus services linking the Peaks with Sheffield's centre. Several pubs and restaurants combine to provide a thriving social scene and the village boasts some of the very best schools for all age groups in the whole of the city. If sports are your thing then the S17 postcode has the lot, golf, tennis, squash, cricket, football and rugby clubs are all on hand if required and the numerous parks also combine to create plenty of opportunities for recreational pursuits.

- Three double bedrooms.
- Development opportunity.
- Freehold and no chain.
- Expansive south facing garden.
- Off road parking for several cars and an attached garage.
- Two reception rooms.
- Breakfast kitchen.
- Potential building plot in the centre of the village (subject to regs).
- Council Tax Band E
- Private position, close to 'outstanding' local schooling and excellent amenities.

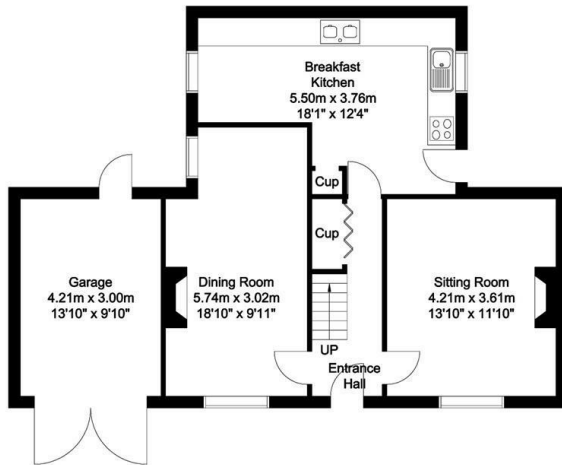




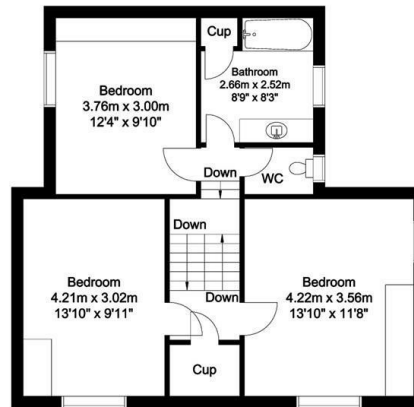




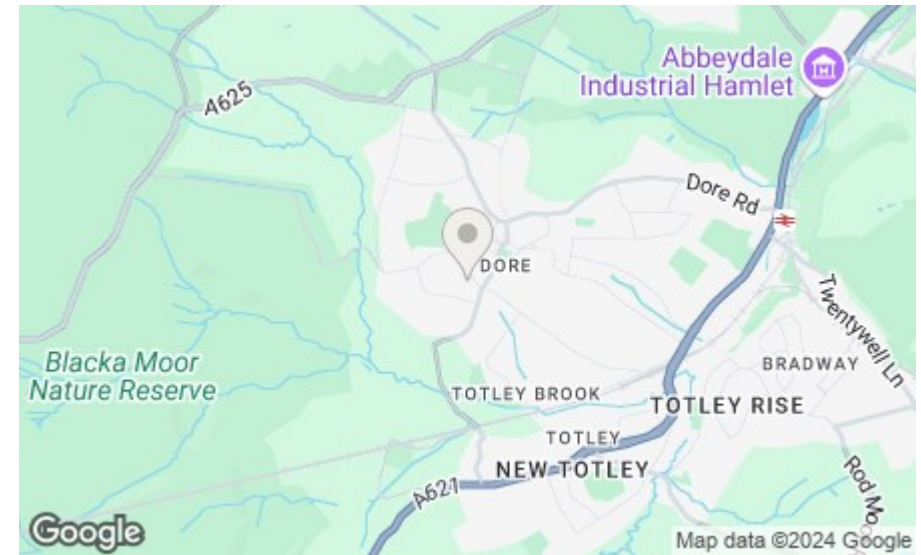
Ground Floor  
69 sq m/742.70 sq ft  
Approx.



First Floor  
56 sq m/602.77 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 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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