



10, Rushley Avenue, Sheffield, S17 3EP

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Description

An extended, 1950's detached family home that is situated on a fabulous plot on the edge of Dore Village, close to local amenities and the surrounding countryside. This delightful family home has been extended over the years to form an excellent range of accommodation over two floors and it is suggested that there is the potential to add even more accommodation if the necessary consents were acquired. The property is located in a very desirable position in Dore, on this well regarded road, a moments walk away from the village centre or the surrounding woodland. People are naturally drawn to Dore Village because it is such a great place to live and raise a family. With outstanding schooling and a strong sense of community, the village plays host to an annual gala on 'The Rec' along with other events on the village green and there are a number of busy pubs, restaurants and cafes that combine to make the area a popular destination for a night out and a great social scene. The beautiful surrounding countryside is always on hand and can literally be explored from your own doorstep and within thirty minutes walking you can find yourself on the top of Blacka Moor enjoying panoramic views back towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town while the train station also provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Sporting facilities also abound in the S17 postcode, there are two challenging golf courses and a driving range to hone your swing in Bradway and rugby, tennis, squash and hockey facilities can be found at Abbeydale Sports Club. Sheffield United's recent acquisition of the HSBC sports club will also be bound to make a positive impact on the desirability of the area and continue the upward trend of house prices making it a prudent place to invest.

- Excellent south westerly facing plot which includes mature gardens to three sides and an expansive driveway for several cars.
- Potential for further development and extensions (subject to regs).
- Great location in the very desirable village of Dore, within a short walk of the excellent village amenities.
- Five bedrooms and two bathrooms (one ensuite to the principal bedroom).
- Superb sitting room with excellent proportions.
- Open plan dining kitchen next to a larger than average utility room which could also be included in the design if required.
- Dining room, separate snug/home office and large conservatory overlooking the pretty gardens.
- Double garage and wide driveway for several cars.
- Gas central heating and UPVC double glazing helping to provide an EPC rating of D65.
- Freehold and Council Tax Band G.





