



81, Devonshire Road

Sheffield, S17 3NU

Description

The quality of the recent improvements at this property have taken this home to the next level. There aren't many residences in Dore which combine over 3491 square feet of living space with a south facing plot, immaculate finish and a first class location, close to everything that this very fashionable village has to offer and houses of this calibre rarely make it to the open market. The property is set well back from the road and approached via a wide, 'in and out' driveway which provides off road parking for a number of vehicles. Due to the depth of the plot the rear extension has had very little impact on the size of the garden and allows for a generous sized rear garden which includes a spacious terrace area that opens onto a large lawn, ideal for energetic children and entertaining. Internally there is a wide and welcoming hallway which provides a great first impression to the home and features an impressive staircase that rises to the first floor. On the ground floor there



- Six bedrooms including a fabulous and spacious principal suite.
- Two generously proportioned reception areas, perfect for family life.
- Large south facing plot with stunning gardens to both the front and rear.
- Three luxurious bathrooms (one ensuite) with elegant tiling framing the modern sanitary ware.
- Dedicated, ground floor, home office.
- In and out driveway providing off road parking for several vehicles and a single garage/store.
- Large, open plan dining kitchen with island unit and access to the south facing, rear terrace.
- Wide and welcoming reception hall and separate cloakroom, gymnasium and utility room.
- Freehold and Council Tax Band G

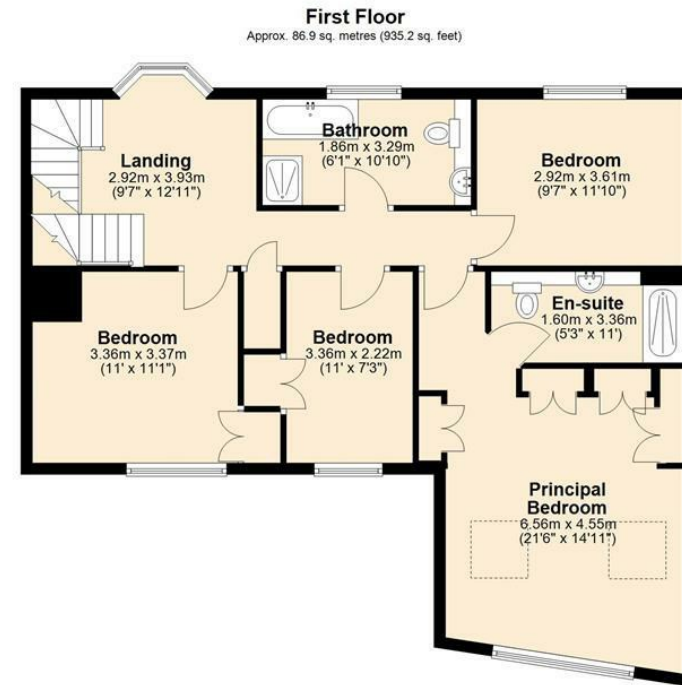
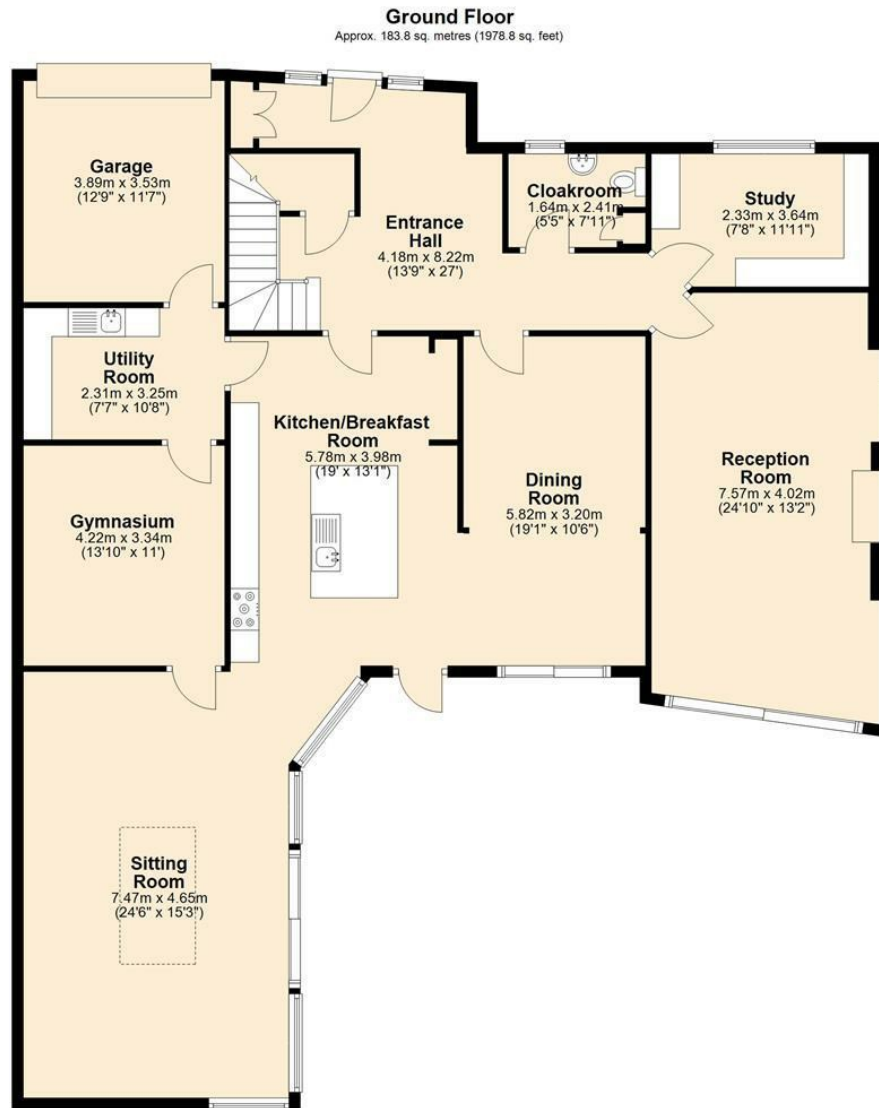


is a great balance to the accommodation with two large reception rooms combining with a spacious, open plan dining kitchen, home office, gymnasium and dedicated utility room. On the first floor there is a luxurious principal suite alongside three further bedrooms and a family bathroom and, the recently added, second floor has two further bedrooms and a modern shower room. As far as locations in the village it will be hard to beat. Situated at the top of this highly regarded road, close to both Dore Infants and King Egberts Secondary Schools and within a short walk of the centre of Dore. The village amenities include a number of cafes, pubs and restaurants which combine to create a thriving social scene along with a chemists, post office, doctors surgery and local supermarket for everyday use. The wider S17 postcode offers a fabulous range of sports facilities with golf, tennis, cricket, badminton, bowls, football and rugby clubs all being on hand. There are also excellent transport links into town on the bus services or a train station that links Sheffield to Manchester via some of the pretty Peak Park villages making Dore one of the best places to live for commuters out of town. Sheffield United Football Club have also recently acquired land in the village with plans to form a Category A training ground which will be sure to have a positive impact on house prices in this already very expensive neighbourhood and make it a great place to invest.



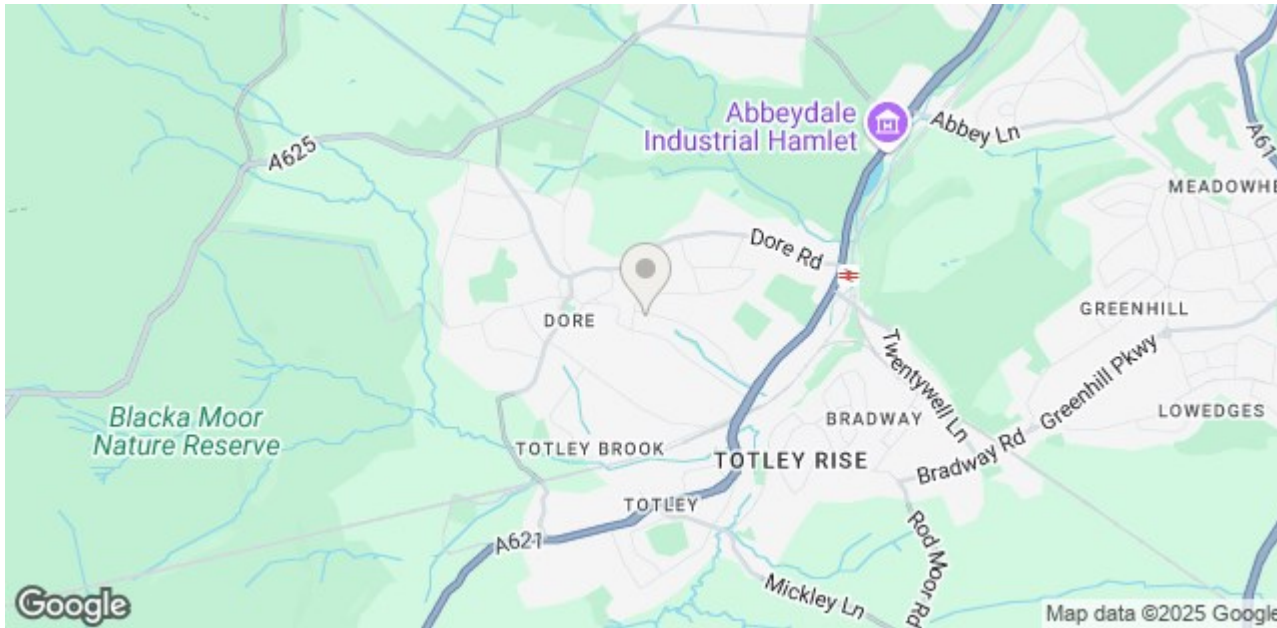






Total area: approx. 324.4 sq. metres (3491.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.