



44 Furniss Avenue Dore, Sheffield, S17 3QL Asking Price £550,000

A deceptively spacious family home offering 1461 square feet of accommodation (including the occasional loft room) and a bespoke home office at the end of the pretty garden. This super property is ideally placed to access the 'outstanding' local schooling and is only a five minute walk away from everything that the pretty village of Dore has to offer. There is also development potential in the part converted/occasional loft or by extending to the side or rear, subject to the necessary consents.

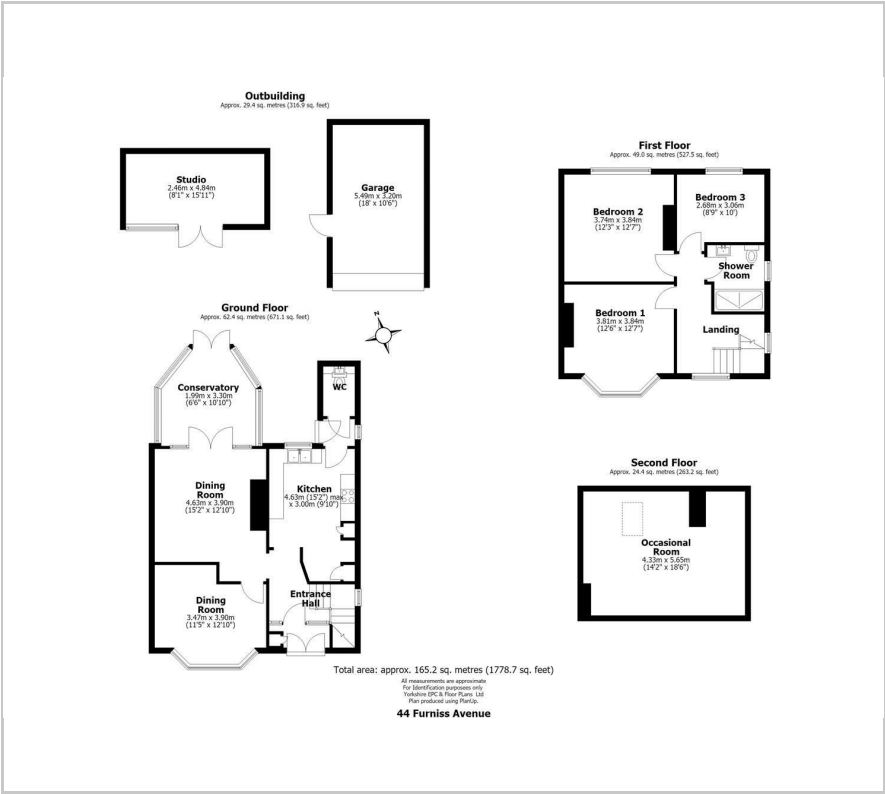
- Three bedrooms including two good doubles.
- Luxurious shower room with attractive tiling framing the modern sanitaryware.
- Front reception room with bay window.
- Rear lounge with wood burning stove helping to create a warm, cosy feel in the winter months.
- Conservatory overlooking the rear garden and adding additional reception space to the property.
- Modern kitchen with timber worktops, tiled splashbacks and underfloor heating.
- Long garden with areas of lawn and a bespoke garden office, perfect for those working from home.
- Modern gas central heating and UPVC double glazing combine to produce an EPC rating of C70.
- Freehold (having just been acquired by the current owners).

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.



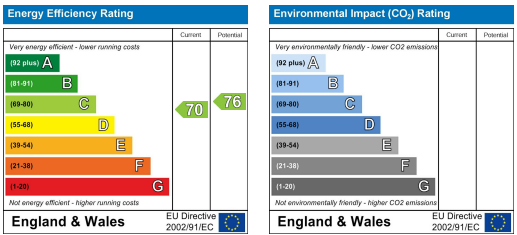
Floor Plan



Area Map



Energy Efficiency Graph



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