



35 Furniss Avenue, Sheffield, S17 3QJ



# 35 Furniss Avenue

Guide Price

## £675,000

GUIDE PRICE £675,000 - £700,000

Welcome to this exceptional, extended four-bedroom family home, perfectly situated on the edge of the breathtaking Peak District National Park. Located in a highly sought-after neighborhood, it is moments from Dore Village's amenities and within a fantastic school catchment area. Offered with no onward chain, this residence blends spacious modern living with incredible outdoor space.

A bright, welcoming entrance porch leads to a spacious hallway with convenient under-stair storage. At the front is a beautifully proportioned, bay-windowed sitting room featuring a striking fireplace. The heart of the property lies at the rear: a spectacular open-plan kitchen, dining, and lounge area. The well-appointed kitchen features premium appliances and a central island, while adjacent living areas boast bi-fold doors. These open directly onto the rear terrace, flooding the space with natural light for a flawless indoor-outdoor flow. A study/reading room, shower room and utility accessing the integral garage complete the ground floor.

Upstairs, the first floor offers a superb master bedroom alongside three generously sized bedrooms, providing an ideal family layout. These rooms are served by a luxurious four-piece bathroom suite featuring a stunning freestanding bathtub and a walk-in shower.

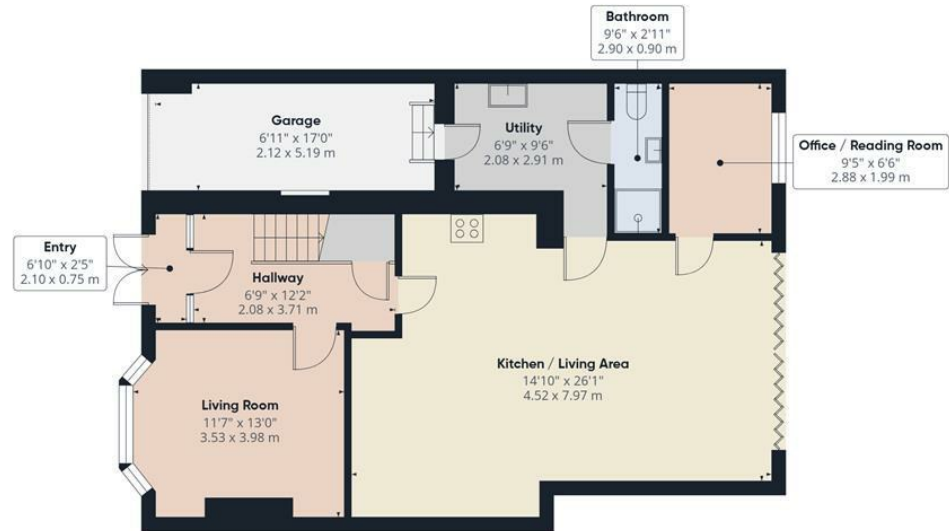
The exterior of the home is a massive selling point, highlighted by a magnificent, long, south-facing rear garden. Thoughtfully landscaped and broken into distinct functional zones, the outdoor space begins with a large, sun-drenched decked terrace that steps down to a lawn and a dedicated BBQ area. Tucked away within the beautiful grounds is a summer house and outdoor seating area, offering the ultimate spot to unwind and enjoy summer sunsets. To the front, a spacious driveway provides ample off-road parking and leads directly to the integral garage.



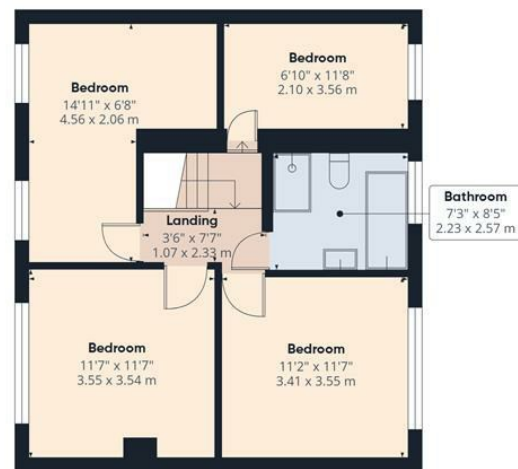
- Semi Detached House
- Four Bedrooms
- Superb Contemporary Open Plan Kitchen and Living Area
- Large Utility Room
- Detached Garage & Driveway Parking
- South Facing Rear Garden with entertaining area & Summer House
- Home office
- No Chain
- Viewings via Banner Cross Office
- Tenure Leasehold EPC tbc







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1520 ft<sup>2</sup>  
141.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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