



2 Rushley Road, Dore, Sheffield, S17 3EJ

Saxton Mee

# 2 Rushley Road

## Dore

Asking Price

# £700,000

An internal inspection is an absolute must to appreciate this wonderful and most substantial five bedroom Edwardian family home located right in the heart of Dore Village with excellent amenities on the door step, regular public transport links and on the cusp of the Peak District National Park.

The property has been meticulously maintained by the current owners and retains many beautiful period features. The accommodation briefly comprises: A welcoming entrance hallway with door leading to large cellar. Front lounge with bay window and feature fireplace. The hub of this family home is without doubt the open plan country style kitchen/diner with large windows overlooking the garden, Aga, a range of base units, Belfast sink and open fire. To the first floor are two large double bedrooms and a third generous single bedroom, as well as the family bathroom with freestanding bath, wash basin and separate W.C. A further staircase rises to two further double bedrooms with plentiful eaves storage and bathroom with bath, wash basin and W.C and with Velux window completing the top floor.

Externally there is a driveway giving access to the garage. York stone flagstones provide a pathway to the front of the house and borders a beautiful country style garden to the front. A side gate provides access to the rear currently housing the owners herb garden. The rear garden is host to an array of colorful and established plants, lawn and patio. The original Edwardian wash house provides a useful garden room, with plumbing and electricity, offering excellent potential for conversion into a garden office, studio, home bar or hobby room.

The property is situated within the catchment area for OFSTED outstanding local schools and is close to local shops and restaurants, beautiful countryside and excellent transport links.



- Substantial Family Edwardian Home With Many Period Features
- Stunning Country Style Open Plan Kitchen/Diner With Open Fire And Views Over The Rear Garden
- Five Generously Proportioned Bedrooms
- Off Road Parking And Lovely Well Stocked Garden
- Garden Room With Potential For Conversion
- Excellent Village Location In The Heart Of Dore
- Regular Public Transport Links And First Class Schools Close By
- Close To Open Countryside In The Peak District National Park
- Freehold/Council Tax Band E/EPC Rating TBC
- Viewing Via Banner Cross Office





Total floor area 210.1 m<sup>2</sup> (2,261 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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