



280 Dobcroft Road, Ecclesall, Sheffield, S11 9LJ

Saxton Mee



# 280 Dobcroft Road

## Ecclesall

Offers Around

# £795,000

Occupying a generous plot at the top of this very sought after road in the exclusive suburb of Ecclesall a stunning 5 bedroom extended semi-detached family residence offering exceptional space and a fantastic garden. Beautifully upgraded and very well maintained, the home blends character and style with modern living, perfect for the growing family or those seeking a forever home.

The property is ideally positioned within easy reach of excellent local schools, shops, transport links and abundance of green spaces making every day life both convenient and enriching.

Charming accommodation comprises reception hall, cloakroom with W.C and W.H.B, bay windowed sitting room with feature fireplace, stunning open plan living kitchen ideal for entertaining or relaxed family time with high quality range of kitchen units, large central island with oak dining area to one end and good range of appliances, central main dining area with bi-fold doors leading out onto the terrace and adjacent family area.

On the first floor master bedroom with ensuite luxury shower room, 3 further good bedrooms and luxury family bathroom, on the second floor bedroom 5 with twin Velux rooflights and planning permission granted to convert and extend this area into two separate bedrooms and a shower room.

Outside good off-road parking and small integral garage / store. To the rear, beautifully landscaped garden with large entertaining terrace and lower section of the garden with lawn, floral borders and children's play area, a lovely mature setting for an ideal family home.

Accommodation of over 2,722 Sq. ft. of versatile living space making it a rare opportunity and one not to be missed.



- Great location on the top of Dobcroft Road in the very popular suburb of Ecclesall
- 5 bedrooms / 2 bathrooms
- Stunning large open plan living kitchen with adjacent family area
- Great catchment area for schools and other amenities
- Planning to extend further on the second floor to create 2 bedrooms and a shower room
- Excellent off-road parking
- Large rear entertaining terrace and beautifully landscaped and maintained garden
- Internal viewing highly recommended to fully appreciate the layout and space of the accommodation



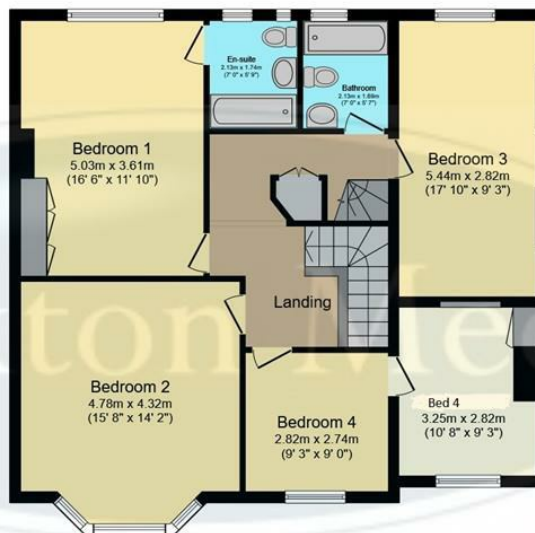






### Ground Floor

Floor area 110.7 sq.m. (1,191 sq.ft.)



### First Floor

Floor area 94.5 sq.m. (1,017 sq.ft.)



### Second Floor

Floor area 47.8 sq.m. (514 sq.ft.)

**Total floor area: 252.9 sq.m. (2,722 sq.ft.)**

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

