



246 Dobcroft Road, Sheffield, S11 9LJ

Saxton Mee

246 Dobcroft Road

Guide Price

£975,000

Guide Price £975,000 to £995,000

A truly sensational five bedroom detached 1930s family home, occupying an impressive 0.25 of an acre plot towards the top end of highly regarded Dobcroft Road. Full of character, original features and charm, this beautifully extended property offers exceptional space both inside and out and is a home that really does need to be seen to be appreciated.

From the moment you arrive, there is a wonderful sense of space. A gated driveway leads to the garage, while the generous accommodation includes a lounge with log burner, dining area, spacious living area, kitchen, utility room, office and WC to the ground floor. The first floor is equally impressive, with five well proportioned bedrooms, three bathrooms and a generous landing. The original character of the property shines through, complemented by the extension which provides the space modern family life demands. Outside, the rear garden is a real showstopper and one of the defining features of this home. A fabulous deck leads onto a tiered lawned garden, beautifully established with mature plants, shrubs and trees and arranged into a number of different areas. The garden is incredibly generous, offering plenty of space for children to play and explore, entertaining, relaxing and enjoying throughout the seasons, with mature greenery providing a wonderful backdrop and real sense of privacy.

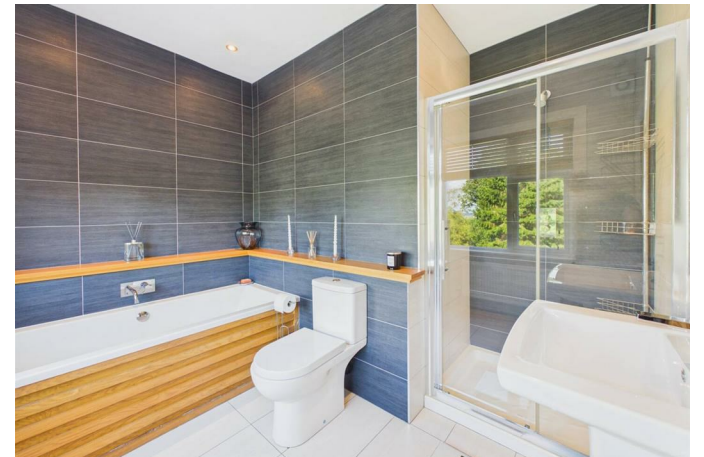
Dobcroft Road is ideally placed for excellent local amenities, highly regarded schools, transport links and a vast array of fantastic green spaces. Millhouses Park, Ecclesall Woods and the beautiful Mayfield Valley are all within easy reach, alongside the extensive countryside and walking routes towards the Peak District. With easy access towards Ecclesall Road and Millhouses, and being well connected for transport links and the Peak District, the location is as appealing as the house itself.

A rare opportunity to acquire such a substantial, characterful and beautifully positioned 1930s detached home



- Sensational five bedroom detached 1930's home
- Sitting on an impressive 0.25 acres plot with a stunning large rear garden
- Spacious and bright with a hallway, lounge, kitchen, dining area, study area, utility room, garage, wc, and extended living room
- Five bedrooms made up of four generous doubles and one single
- Gorgeous art deco original and updated features throughout including stained glass windows
- Three bathrooms including an en-suite to the principal bedroom
- Dobcroft Road is highly sought after with easy access to everything you need nearby including amenities and an abundance of green spaces
- Dobcroft Road is a bus route and is extremely well connected
- Viewing is essential to get a true feel for just how fabulous this house really is!







Ground Floor



Floor 1



Approximate total area^m

2173 ft²

202.1 m²

(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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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

