

46 Abbeydale Park Rise, Sheffield, S17 3PD

Saxton Mee

46 Abbeydale Park Rise

Per Month

£2,995 Per Month

A truly exceptional four bedroom, two bathroom semi-detached home, finished to an outstanding standard throughout and occupying a highly sought after position in the desirable village of Dore.

Beautifully presented and thoughtfully designed, this impressive family home offers spacious and versatile accommodation, seamlessly combining stylish contemporary interiors with practical everyday living. The property has been finished with great attention to detail, with stunning herringbone flooring, bespoke fitted storage and beautifully designed bathrooms featuring high quality contemporary fittings.

The generous accommodation includes five well proportioned bedrooms, providing excellent flexibility for family life, guest accommodation or working from home. One versatile space is currently used as a home gym and enjoys direct access to the garden, while the superbly designed utility area incorporates a dedicated doggy shower — ideal for cleaning off muddy paws after enjoying the nearby countryside.

The living accommodation provides an inviting setting for both relaxing and entertaining, with beautifully presented spaces throughout and a wonderful flow between rooms.
Externally, the property continues to impress. To the front, a driveway provides off road parking for two vehicles, while to the rear, the garden enjoys delightful open field views, creating a lovely sense of space and tranquillity.

Situated in one of Sheffield's most sought-after locations, Dore offers an excellent range of local amenities, highly regarded schools and convenient transport links, whilst also providing easy access to the Peak District and surrounding countryside.

An outstanding and beautifully finished family home offering an exceptional combination of space, style, versatility and location. Early viewing is highly recommended.

Council Tax Band - C and EPC rating C. Restrictions No smokers.

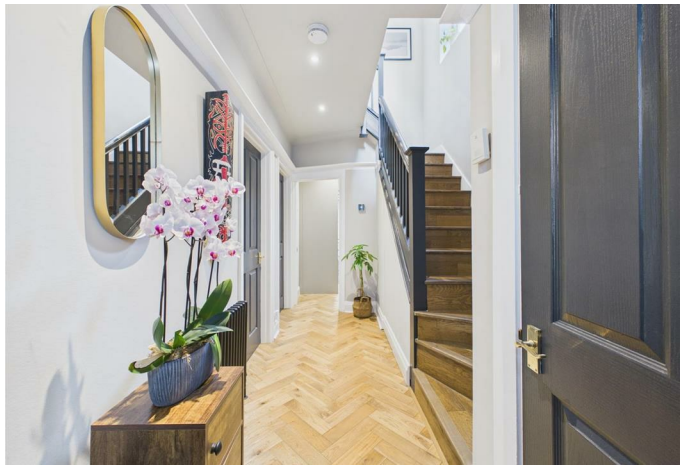


- Four bedroom semi-detached home
- Two modern bathrooms, downstairs WC
- Highly sought after Dore location
- Stylish interiors throughout
- Stunning herringbone flooring
- Driveway for two vehicles
- Versatile home gym
- Dedicated doggy shower
- Rear garden with field views



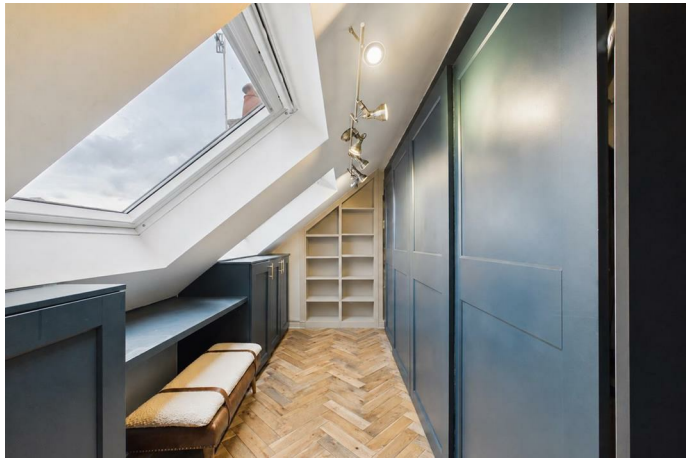







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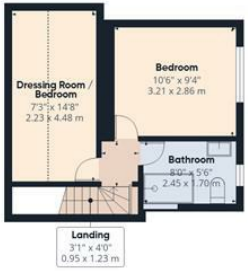




Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1712 ft²

159.1 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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