

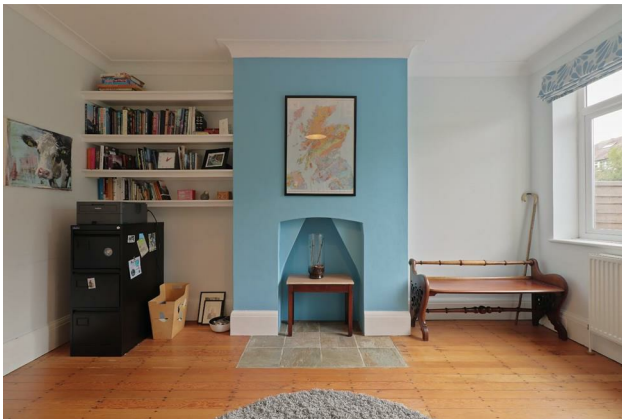
# HUNTERS®

HERE TO GET *you* THERE

**111 Dobcroft Road, Millhouses, Sheffield, S7 2LT**

**Asking Price £650,000**

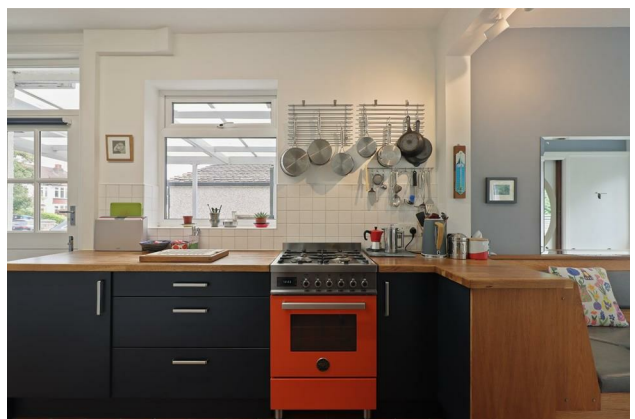
**Property Images**



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images



# HUNTERS®

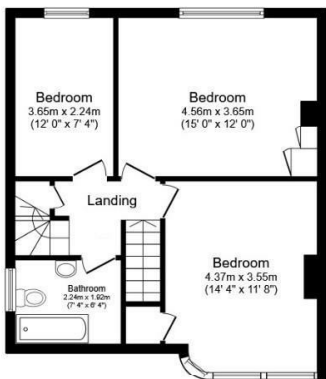
HERE TO GET *you* THERE

## Property Images

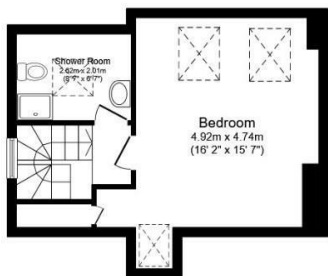




Ground Floor



First Floor



Second Floor

Total floor area: 158.8 sq.m. (1,710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 61                      | 71        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Map



## Summary

| FREEHOLD | POPULAR RESIDENTIAL AREA | This extended home in Millhouses offers a spacious and flexible layout for modern family living. This home offers practicality and convenience, combined with a peaceful and private setting.

Enter into the front porch and find access to both the lounge and kitchen. The ground floor features three versatile rooms: The front room is a bright and airy space, and is open-plan leading through to the lounge to the rear, complete with a log burner. Adjoined is a further reception room, currently used as a dining room, yet can be adapted to suit a variety of family needs. Access out into the garden. The kitchen is fitted with a range of modern units, contrasting worktops and a tiled splashback. Integrated appliances include an oven, gas hob and under the counter fridge.

The first floor comprises three generous bedrooms and a family bathroom. The two double bedrooms both benefit from built-in storage cupboards, whilst the bedroom at the rear enjoys attractive views over the garden and woodlands. The bathroom is fitted with a three piece suite and partial tiling. The second floor holds the master bedroom complete with an en suite shower room and four Velux-style roof windows, flooding the room with natural light.

Outside, the property benefits from a multiple vehicle driveway and a garage, which is the standout feature. The well-maintained garden offers a lovely enclosed space complete with a patio and lawn, perfect for outdoor activities and family gatherings. The Woodland backdrop provides a sense of privacy.

Situated in an excellent school catchment area, this home is perfect for growing families. Additionally, the local amenities and transport links are superb, ensuring that everything you need is within easy reach.

## Features

• Extended, semi-detached family home • Flexible and modern layout • Master bedroom with en suite shower room • Three double bedrooms and two bathrooms • Multiple vehicle driveway and garage • Spacious, enclosed rear garden with patio and lawn • Excellent school catchment area • Freehold