

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

Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Agents Comments

Jack, our Senior negotiator has always been fond of The Spinney development. He says that it is a very quiet and leafy cul-de-sac which is tucked away off Newfield Lane yet a short walk to the village centre. It has a direct entrance to the recreation ground which makes it a great home for families and dog owners looking for a great place to live.

JC SALES & LETTINGS

Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



10 The Spinney, Sheffield, S17 3AL

Asking price £675,000

- Exclusive Development in a Popular Village Location
- Garage With Workshop
- Enclosed Rear Garden
- 4 Bathrooms
- Double Drive
- Three Storey Detached Home
- Stone Built
- 1787sq ft of Living Space
- Perfect Family Home With Versatile Living Space
- EPC Grade - tbc

10 The Spinney, Sheffield S17 3AL

An Exceptional Detached Residence in the Heart of Dore Village

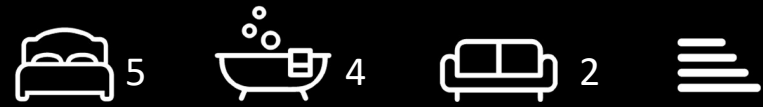
Positioned within a leafy and exclusive development on the edge of the Peak District National Park, this outstanding five-bedroom, four-bathroom detached home offers an enviable blend of space, style and setting.

This impressive five-bedroom, four-bathroom property offers versatile accommodation across three floors, extending to approximately 1,787 sq ft, and includes a detached garage with workshop.

Externally, the property offers a driveway and detached garage to the front, while to the rear is a secure, beautifully stocked garden, perfect for outdoor entertaining and family use.

Located in one of Sheffield's most affluent and sought-after residential areas, Dore Village is renowned for its strong sense of community, picturesque surroundings and excellent amenities. It remains a firm favourite among families and professionals alike, offering the perfect balance between village charm and city convenience. Dore Village offers a superb selection of independent shops, cafés, traditional pubs, and highly regarded restaurants, all contributing to its vibrant yet relaxed atmosphere.

Excellent leisure opportunities are close by, with scenic walks and outdoor pursuits readily available in the Peak District National Park, as well as nearby green spaces such as Millhouses Park. For commuters, Dore & Totley train station is within easy reach.



Council Tax Band: G

