



### Viewings

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

### Vendors Comments

We moved to the area due to the proximity to the local schools and access into the Peak District. The house provided room for us to grow as a family and we have particularly enjoyed the space we have created in our kitchen diner leading to our patio for sitting out in the summer. We have also invested a lot in making our home more environmentally friendly which also benefits what our utility bills equating to as little as £20 per month including running our two electric cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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	



### 75 King Egbert Road, Dore, Sheffield, S17 3QR

Guide price £425,000

- 4 Bedroom Townhouse
- En-Suite Bathroom to Principal Bedroom
- Upgraded Kitchen
- Integral Garage
- Excellent Local Amenities
- 3 Bathrooms
- Beautiful Extended Kitchen
- Ground Source Heat Pump and Solar Panels
- Private Driveway
- Catchment For Excellent Local Schools

# 75 King Egbert Road, Sheffield S17 3QR

Located within the highly sought-after S17 postcode, this beautifully appointed four-bedroom, three-bathroom townhouse offers spacious and versatile accommodation ideal for modern family living.

The property features an impressive extended dining kitchen finished with contemporary cabinetry and granite work surfaces, creating an excellent space for both entertaining and everyday living. Arranged over multiple levels, the home also benefits from a superb first-floor lounge, providing a bright and elegant reception space with an elevated outlook.

There are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with two further stylish bathrooms.

Designed with sustainability in mind, the property benefits from a ground source heat pump and solar panels, offering energy-efficient living and reduced running costs.

Externally, the home enjoys an integral garage and private driveway providing ample off-road parking.

Situated close to the heart of Dore Village, residents can enjoy an excellent selection of independent cafés, restaurants, traditional pubs and local shops, together with superb access to nearby countryside and the



Council Tax Band: D

