

### Viewings

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

### Vendors Comments

Add text here

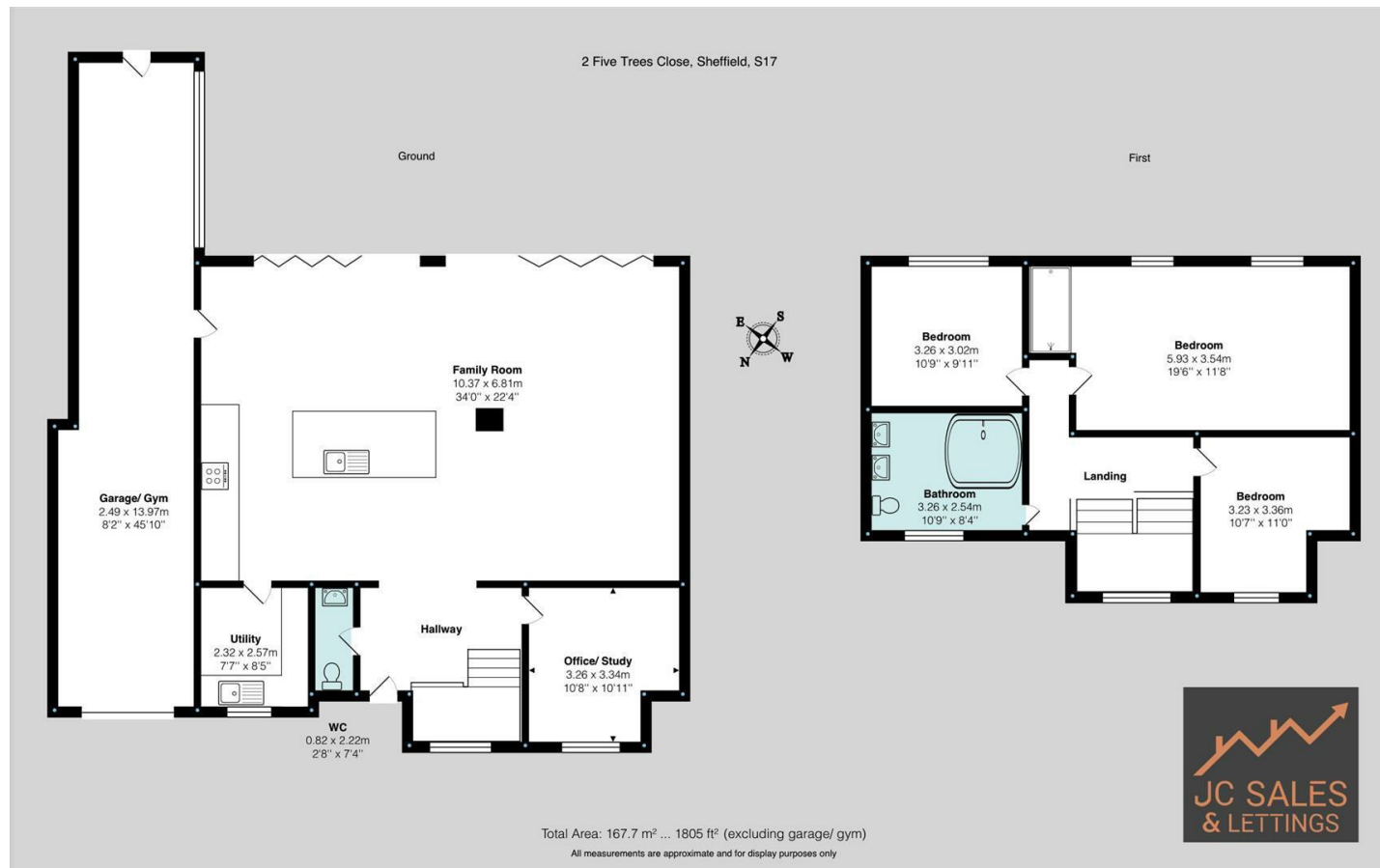
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

**JC SALES & LETTINGS**

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### 2 Five Trees Close, Sheffield, S17 3LY

Asking price £650,000

- Idyllic detached home in sought after Dore
- Stunning enclosed rear gardens with river access
- Substantial rear extension creating impressive family space
- Large treehouse with power connected
- Very close to Dore Train Station
- Superb corner plot within quiet cul-de-sac
- Bridge leading to the bottom garden area
- Huge open plan living dining kitchen
- Substantial garage and driveway parking
- Ideal family home in an enviable setting

# 2 Five Trees Close, Sheffield S17 3LY

\*\*\* SUPERBLY POSITIONED DETACHED HOME ON A CORNER PLOT WITH RIVER ACCESS \*\*\*

An excellent opportunity to acquire this idyllic detached property, occupying a superb corner plot position within a highly sought after cul-de-sac in the ever popular area of Dore. Enjoying stunning enclosed rear gardens with river access to the bottom of the garden via a bridge, this unique home truly needs to be viewed internally and externally to be fully appreciated. The property is likely to be of particular interest to a family looking for a spacious home in an enviable setting, whilst remaining conveniently located for an abundance of local amenities, well regarded schools, public transport links and Dore Train Station, making it ideal for those needing to commute. A particularly impressive feature of the property is the substantial rear extension, creating a huge open plan living dining kitchen which provides superb space for modern family living, entertaining and day to day enjoyment. The property offers spacious and versatile accommodation throughout, together with excellent outside space and a setting rarely found. Externally, the property stands within beautifully maintained enclosed gardens, with the rear garden being a real standout feature. In addition to the impressive outdoor space, there is a large treehouse with power connected, offering a fantastic additional feature and ideal space for a variety of uses. The garden continues down past the river, with direct access via a bridge, creating a truly special backdrop. The property further benefits from a substantial garage together with a driveway providing off-road parking. Overall, this is a rare opportunity to purchase a detached family home in one of Sheffield's most sought after locations, enjoying a corner plot position, stunning rear gardens, river access and exceptional living space. An early viewing is highly recommended to avoid disappointment.



Council Tax Band: D

