

### Viewings

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

### Vendors Comments

We've really enjoyed being part of the local community on the upper section of the road, where the neighbourhood is welcoming and sociable. Living so close to the countryside has been a real pleasure, and the avenue of flowering cherry trees at the top of the road is especially beautiful in spring.

| 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>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



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### 33 Heather Lea Avenue, Sheffield, S17 3DL

Asking price £950,000

- Four double bedrooms
- Open plan kitchen / living space with garden views
- Well planned utility room with contemporary units
- Enclosed south facing rear garden with large patio in Indian sandstone
- Within close proximity to popular schools and childrens playground
- Popular village location
- Two further reception rooms
- Solar panels and EV charging point
- Light and airy rooms
- EPC Grade = tbc

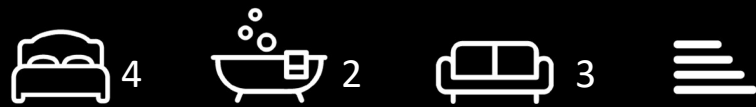




# 33 Heather Lea Avenue, Sheffield S17 3DL

Situated in the picturesque village of Dore, this beautifully presented family home offers generous and versatile living accommodation, ideal for modern family life. A stylish large rear extension forms the heart of the home, creating an impressive open-plan kitchen, snug and office space — perfect for everyday living, entertaining and home working alike. In addition, the house benefits from a formal dining room and a comfy lounge, offering excellent flexibility for family use, guests, or relaxation areas. The property boasts four well-proportioned double bedrooms, including a spacious main bedroom with en-suite facilities and built in wardrobes. To the rear, an enclosed south facing garden provides a private and secure outdoor space, ideal for children, pets, and al fresco dining. Located within one of Sheffield’s most sought-after villages, the property enjoys the charm of village life while remaining conveniently placed for local amenities, well-regarded schools, countryside walks, and transport links. Property comprises of a porch, entrance hall, dining room, lounge, open plan kitchen with snug and office space, utility area, garage storage and downstairs W.C. To the first floor there are 4 double bedrooms, an ensuite and a family bathroom. There are well established gardens to the front and rear. Off road parking to the front elevation.

EPC Grade = TBC



Council Tax Band: G

