



9 Brickhouse Lane, Dore, Sheffield, South Yorkshire, S17 3DQ

# 9 Brickhouse Lane,

Dore, S17 3DQ

Forming part of this exclusive and highly regarded run of terraces that are located opposite the 3 acre field that borders both Cross Lane and Brickhouse Lane, at the top of this very sought after village. Number 9 is a unique property and features a range of superbly presented accommodation which is arranged over 3 floors including an impressive, open plan ground floor, ideal for entertaining and a spacious principal bedroom suite that is situated on the 2nd floor. The property also boasts an excellent garden to the rear with a stone flagged patio and a long, lawned garden that stretches to approx 100 feet in length. Dore Village is one of Sheffield's most desirable localities, found on the border of the Peak District National Park with excellent amenities at its centre including transport links that can whisk you into the city centre in under half an hour, first class schooling for all age groups and a vibrant social scene in the award winning pubs and restaurants.

- 4 bedrooms including 3 good doubles and a versatile single that could also be used as a study
- Superb, open plan ground floor accommodation
- Sitting area with fireplace and a bay window overlooking the rural view
- Dining area with timber flooring and French windows to the garden
- Fitted kitchen with elegant granite work surfaces and natural marble splashbacks
- Lined cellar with utility room and space for occasional storage
- Large and luxurious family bathroom with modern suite, tiling and sensor controlled veluxe
- Ensuite shower room to the principal bedroom with under floor heating
- Large rear garden with terrace, lawn, outbuilding and large shed
- Gas central heating and electric underfloor heating





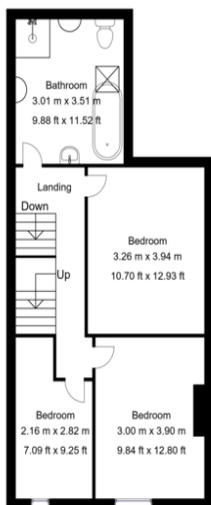
Outbuilding  
9 Sq.m/96.68 Sq.ft  
Approx



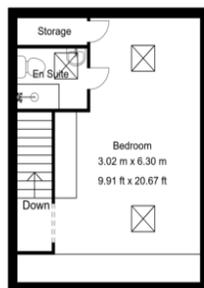
Ground Floor  
55 Sq.m/593.36 Sq.ft  
Approx



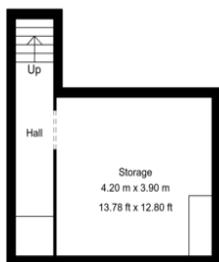
First Floor  
55 Sq.m/592.48 Sq.ft  
Approx



Second Floor  
34 Sq.m/369.71 Sq.ft  
Approx



Basement  
26 Sq.m/274.78 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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