

3, Five Trees Drive, Sheffield, S17 3LX

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Description

A link detached house (by way of the garage) offering accommodation over two floors. The property has a pretty rear garden that is bisected by The River Sheaf and backs onto Poynton Wood which adds a certain bucolic charm. The river is fenced off at both sides for safety and has a bridge across to a further area of garden on the wooded side. Internally the well presented accommodation includes three reception areas on the ground floor that mirrors the three bedrooms on the first floor. The principal bedroom has a balcony overlooking the garden and there are two shower rooms (one on each floor). There is access to the garage from the kitchen and the rear garden and the loft has been part converted to make an occasional room, perfect for storage. The property is also incredibly efficient to run. Photovoltaic cells have been added to improve the running costs and with cavity wall insulation, full double glazing and gas central heating the property now comes in at only a couple of points shy of a B rating on the EPC.

Dore is such a great place to live and Five Trees Close is a good location in the S17 postcode. Transport links are excellent with both bus and train services found close by and providing speedy links into town or, out into the Peak Park and Manchester beyond. Families love the area as there are outstanding schools for all age groups and a superb range of sporting facilities. The local sports club offers tennis, squash, badminton, table tennis, cricket, Padel and rugby facilities and there are also two challenging golf courses to enjoy and a driving range, in Bradway, where you can hone your swing.

The area is also synonymous with countryside walks, award winning restaurants, pubs, cafes and a vibrant social scene.

- Cavity wall insulation, solar voltaic panels, modern gas central heating and full UPVC double glazing combine to produce an excellent EPC rating of C79.
- Three bedrooms including two doubles, the principal having a balcony overlooking the gardens.
- Living room with French windows opening onto the garden.
- Dining room with the potential to knock through into the kitchen.
- Kitchen having access to the single garage.
- Garden/sun room overlooking the garden.
- Pretty rear garden situated on two sides of the River Sheaf which is fenced off for safety.
- Single garage and off road parking for one small car.
- Freehold and Council Tax Band B.
- Occasional loft room for storage.



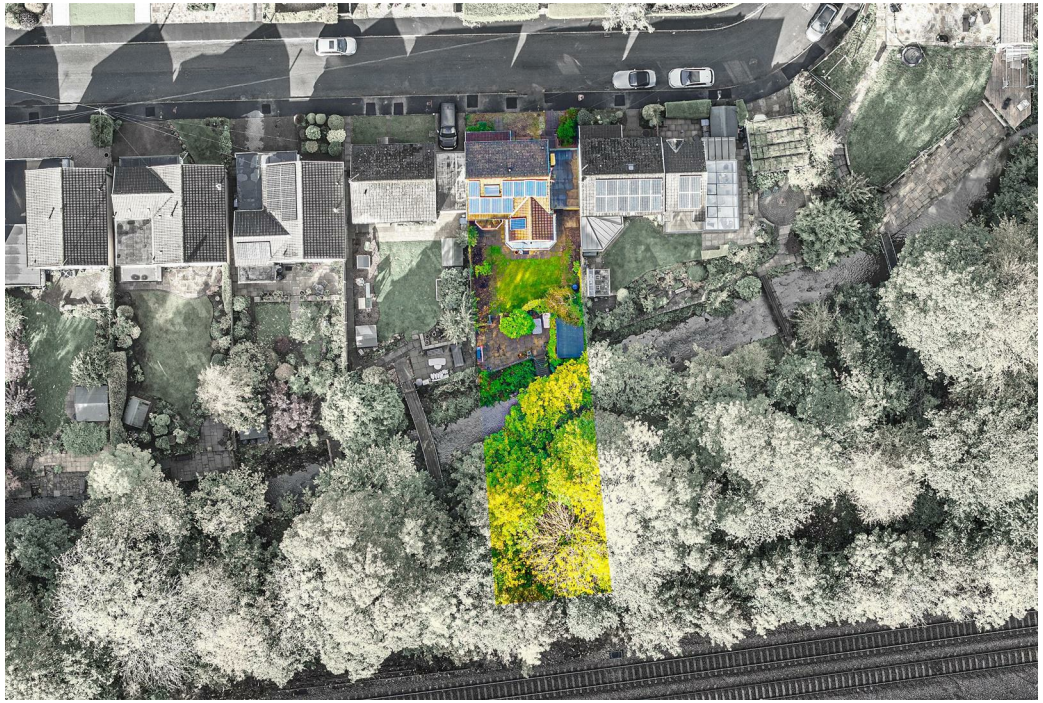


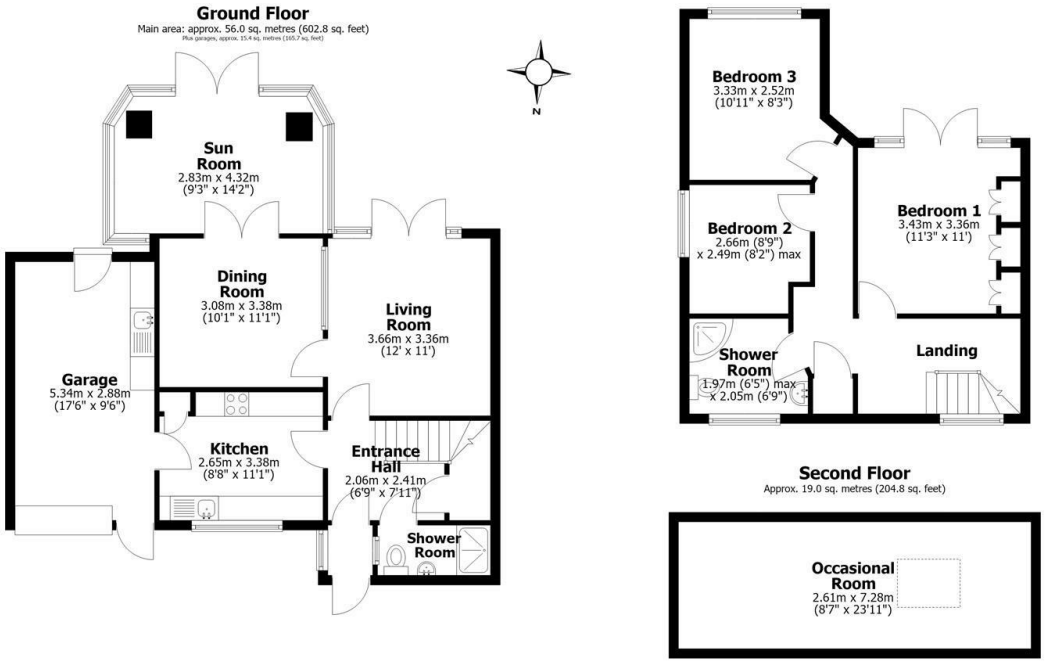












Main area: Approx. 120.0 sq. metres (1292.2 sq. feet)
Plus garages, approx. 15.4 sq. metres (165.7 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

3 Five Trees Drive





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