

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	78
Potential	80

Energy Efficiency Rating

Total area: approx. 189.5 sq. metres (2039.4 sq. feet)
All measurements are approximate
Plan produced using PlanItP.





23 Causeway Head Road | Dore | Sheffield | S17 3DR

Property Tenure: Leasehold

An absolutely sensational, immaculately presented and very deceptive, five bedroomed, two bathroomed, semi detached family home. Having tastefully extended to the rear and loft to create this incredibly spacious feel across three floors that total an impressive 2,040 sq feet that is absolutely pitch perfect for the growing family market. With a stunning rear kitchen, living, dining room that epitomises contemporary open plan living at its best, framed by bi-folding doors to the private rear enclosed garden beyond. Enjoying some breathtaking views over the moors, that are best observed from the loft master bedroom it's easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this wonderful property. Located in the very heart of Dore village that boasts an array of cafes, eateries, Ofsted rated excellent schooling catchments are within walking distance and The Peak District is literally on the doorstep.



PROPERTY FEATURES

- FIVE BEDROOMED SEMI DETACHED FAMILY HOME
- THREE FLOORS OF ACCOMMODATION TALLING 2,040 SQ FEET
- EXTENDED BEAUTIFULLY TO THE REAR AND LOFT
- OFF ROAD PARKING GARAGE AND PRIVATE GARDEN
- HEART OF ULTRA POPULAR DORE VILLAGE
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- OPEN PLAN CONTEMPORARY KITCHEN LIVING DINER TO THE GROUND FLOOR
- PERFECT FOR THE GROWING FAMILY MARKET
- VIEWING ESSENTIAL TO SEE THE SIZE AND FINISH ON OFFER
- LEASEHOLD WITH 711 YEARS LEFT £5 PA COUNCIL TAX BAND E £2,510.23

