



23 Tolley Brook Close, Dore, Sheffield, South Yorkshire, S17 3PZ



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Surely occupying one of the best positions on the estate, this property is enviably situated next to scenic walks that run along Old Hay Brook out into the surrounding countryside and is also adjacent to a council owned piece of land which, if acquired could provide space to extend into to make a far superior home (subject to regs). Unlike some of the other properties on the estate number 23 even has its own drive and the accommodation layout is over two floors rather than four. Dore is a very desirable village in the perfect position on the edge of the city limits, as it adjoins the stunning Peak District National Park. The nearby school is Ofsted rated 'Outstanding' and was voted 'World Class School of the Year' in 2019, and Dore village offers a comprehensive range of amenities including a great selection of pubs, bars and restaurants that provide a thriving social scene and combine to make the area a very sought-after place to live.

- Three bedrooms including two doubles with fitted wardrobes.
- Large sitting room with a decorative fireplace.
- UPVC conservatory with French windows to the garden and a hipped and pitched polycarb roof.
- Open plan breakfast kitchen.
- Bathroom with shower over the bath.
- Large porch opening to the entrance hall.
- Ground floor W.C.
- Block paved drive for one car.
- UPVC double glazing and gas central heating.
- Small, lawned rear garden.

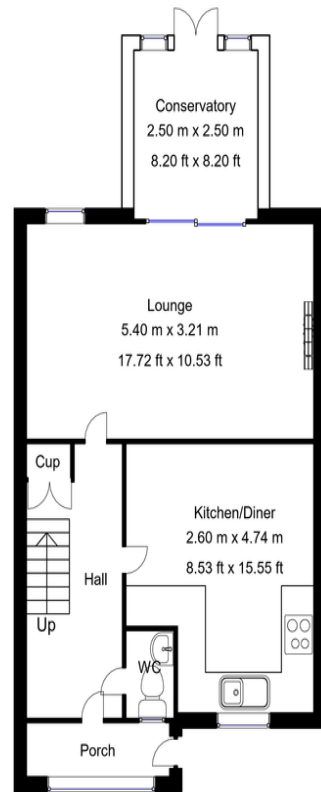




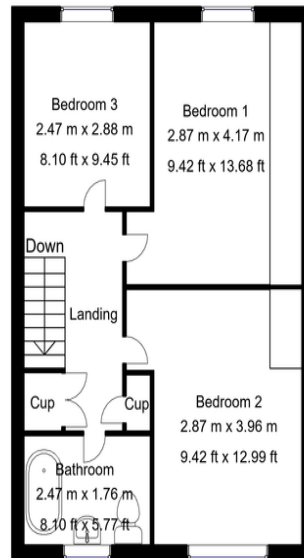




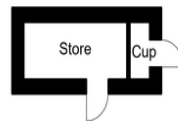
Ground Floor  
54 sq m/578.77 sq ft  
Approx.



First Floor  
45 sq m/486.38 sq ft  
Approx.



Outbuilding  
4 sq m/37.89 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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## Bakewell

3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

## Banner Cross

888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

## Dore

33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

## Hathersage

Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

## Rotherham

149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

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