



Ryecroft, 283 Abbeydale Road South, Sheffield, S17 3LB

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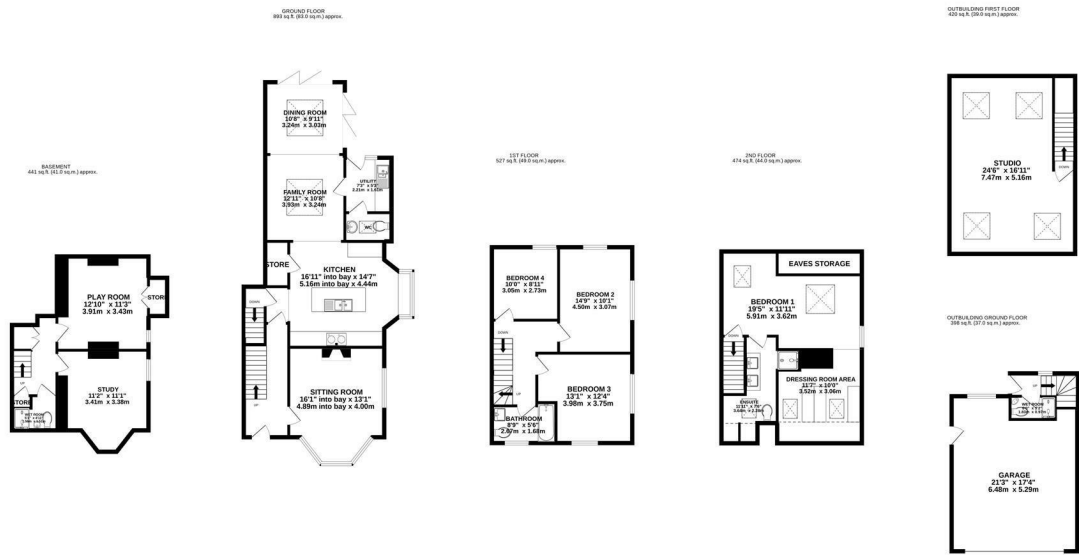
Description

Situated conveniently close to Dore and Totley train station that provides speedy links into town or via some of the pretty Peak Park villages out to Manchester city centre. This beautifully presented and thoughtfully designed Victorian villa has plenty of space even for the largest of families to enjoy. The property has undergone a considerable scheme of renovation over the years including a full basement conversion, the erection of a double garage with a versatile Yoga studio above and a superb extension to the kitchen on the ground floor. Both on the inside and out this property has been finished with style and flair and it will not fail to impress even the most discerning of buyers. The property is located on the edge of Dore Village which offers an excellent range of local amenities including some of the finest schooling found in the south west sector. There are also scenic walks to be enjoyed through the ancient local woodland literally from your own door and the breath-taking scenery of the Peak District is accessible in under 5 minutes via train, bus or car.

- Four/five double bedrooms (could even be 6 or 7 if required).
- Basement conversion featuring two further versatile rooms alongside an additional shower room.
- Sitting room with bay window and a wood burning stove.
- Open plan kitchen/diner with a dramatic, vaulted ceiling and bi-folding doors in the dining area and an Aga and complementary granite work tops in the kitchen.
- Utility room and ground floor W.C.
- Four bath/shower rooms in total (one ensuite to the principal suite on the 2nd floor).
- Secure, gated off road parking for several vehicles.
- Detached double garage with versatile studio above.
- Gorgeous garden to the rear with outdoor kitchen and stone flags.
- Modern central heating including areas of under floor heating.



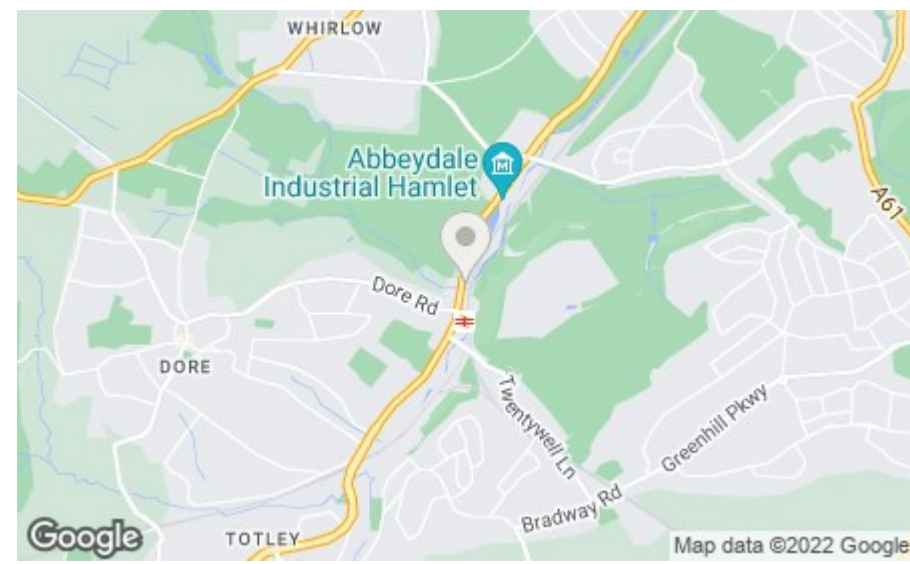




TOTAL FLOOR AREA : 3154 sq.ft. (293.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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