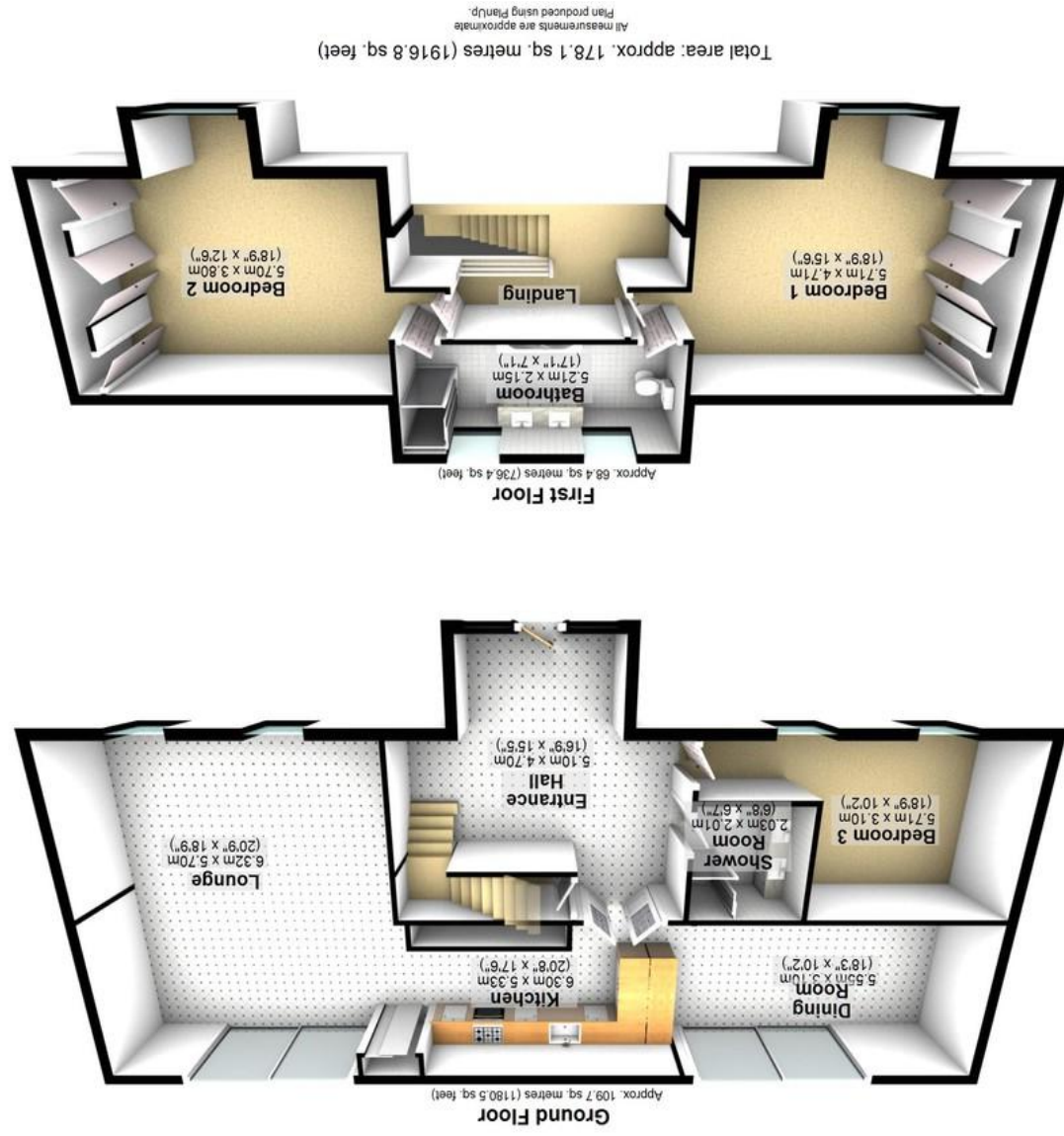


Agents Note: Whilst every care has been taken to prepare these particulars, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their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







81 Totley Brook Road | Dore | Sheffield | S17 3QW

Property Tenure: Leasehold

Having been meticulously planned, well designed and finished to the highest of exacting standards is this truly sensational three double bedroomed, two bath/shower roomed, detached and gated home. With an incredible eye for detail and a flair for design that offers the epitome of high-end luxury living. The elegant details run through every sq foot of accommodation that totals an impressive 1,916. Offering the very best open plan living that packs a serious punch, from the jaw-dropping entrance hall following through to the private, rear southerly facing landscaped garden, this property has to be viewed internally to be appreciated. Located on this well sought after, tree-lined residential street in the very heart of Dore, number 81 falls within the catchment area for Ofsted rated excellent school, numerous local amenities are a short stroll, Millhouses Park is on the doorstep and The Peak District is quite literally within touching distance.

### PROPERTY FEATURES

- SENSATIONAL THREE BEDROOMED DETACHED
- BESPOKE FINISH THAT REALLY NEEDS TO BE VIEWED TO BE BELIEVED
- 1,918 SQ FEET ACROSS TWO INCREDIBLE FLOORS
- GATED ACCES AMPLE PARKING AND REAR LANDSCAPED PRIVATE SOUTHERLY FACING GARDEN
- FINISHED TO A SUPER HIGH STANDARD WITH ABSOLUTELY NO EXPENSE SPARED BY THE CURRENT VENDORS
- OFSTED RATED EXCELLENT LOCAL SCHOOLING CATCHMENTS
- PEAK DISTRICT ON THE VERY DOOR STEP
- PERFECT FOR A RANGE OF BUYERS INCLUDING FAMILY OR THOSE LOOKING TO DOWNSIZE
- HEART OF ULTRA POPULAR DORE

