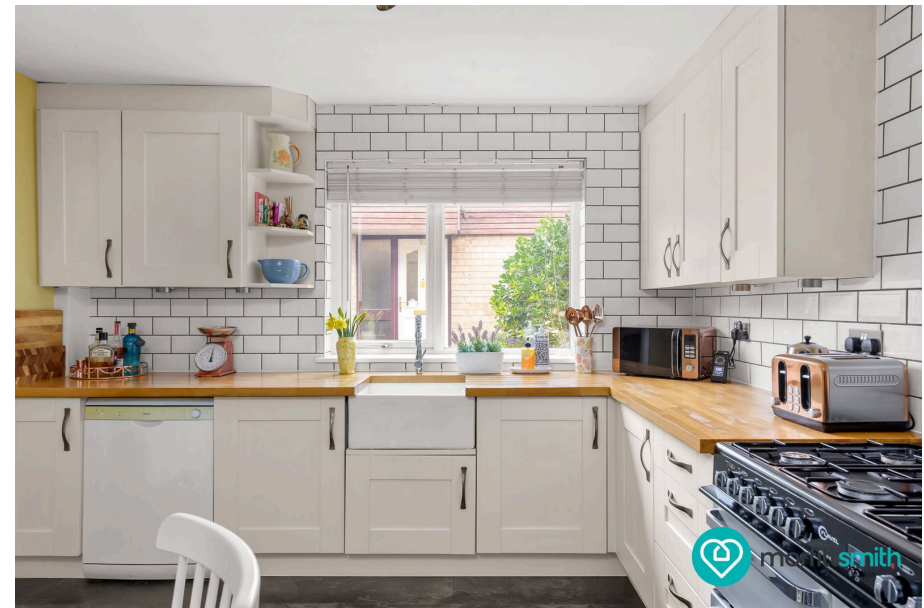




Totley Brook Way, Dore, S17 3PW

Offers Over £260,000

3 1 1



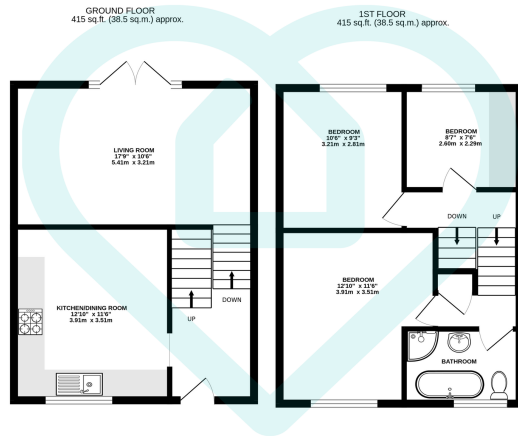
Why You'll Love It

Thoughtfully designed and lovingly maintained, this home is ready to move into. Enter on the ground floor, where the modern kitchen and dining area offer a bright, functional space with sleek cabinetry, integrated appliances, and plenty of room for entertaining. The lower ground floor boasts a spacious living room that opens out onto a private, well-maintained garden via patio doors – a perfect setting for family gatherings or peaceful evenings outdoors. The first floor provides two bright, versatile bedrooms, ideal for children, guests, or a home office. The top floor is dedicated to the main bedroom, offering a tranquil retreat with elevated views. Adjacent is a stylish, recently updated bathroom featuring both a luxurious bath and a separate shower. Finished with neutral décor, quality flooring, and modern fixtures, this home is well presented throughout. The property benefits from quiet on-street parking and its position within a cul-de-sac, ensuring a safe and peaceful setting for families.

Why We Love It

Dore is highly regarded for its community feel, outstanding schools such as Dore Primary and King Egbert School, and its proximity to stunning natural surroundings. With Ecclesall Woods and the Peak District just moments away, outdoor enthusiasts will love exploring the nearby walking trails. The area's charming amenities, including independent shops, friendly pubs, and excellent transport links, make Dore an unbeatable location for those seeking a balance between suburban tranquility and city convenience.



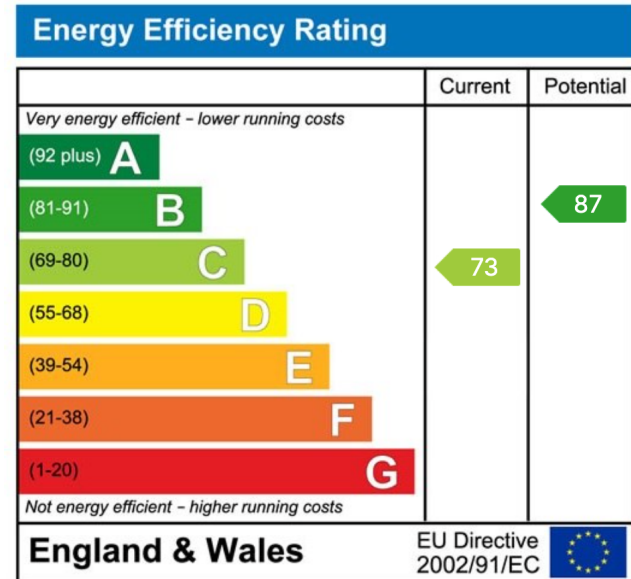


TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Well Maintained Throughout
- Three Good Size Bedrooms
- Perfect First Time Buy Or Family Home
- Cul-De-Sac Location
- Stylish Bathroom With Bath and Separate Shower
- Ofsted Rated 'Outstanding' School Catchment
- Neutral décor and high-quality finishes throughout
- Private, well-maintained garden – ideal for relaxing or entertaining
- Best Of Both, City and Rural
- Great Local Amenities



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
 Company Reg Number: 08610489
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment

- 0114 232 1764
- sales@morfittsmith.co.uk
- lettings@morfittsmith.co.uk
- newhomes@morfittsmith.co.uk
- www.morfittsmith.co.uk

- @MorfittSmith
- @MorfittSmith
- MorfittSmith Estate & Letting Agent