



27 Saxon Avenue, Dore, Sheffield, South Yorkshire, S17 3SB

Saxton Mee

# 27 Saxon Avenue

## Dore

Guide Price

# £585,000

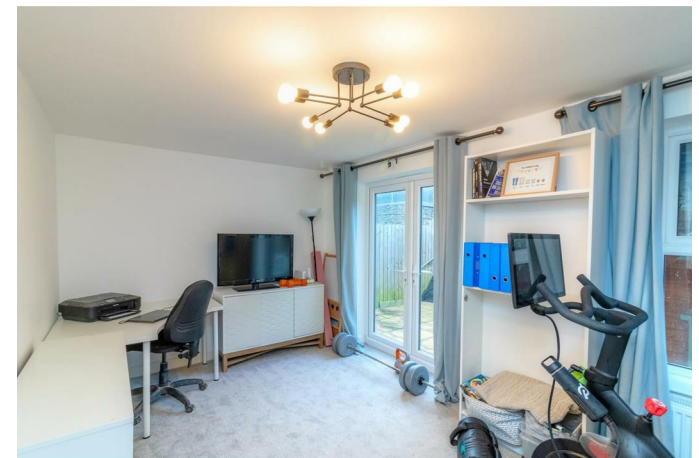
GUIDE PRICE £585,000-£595,000

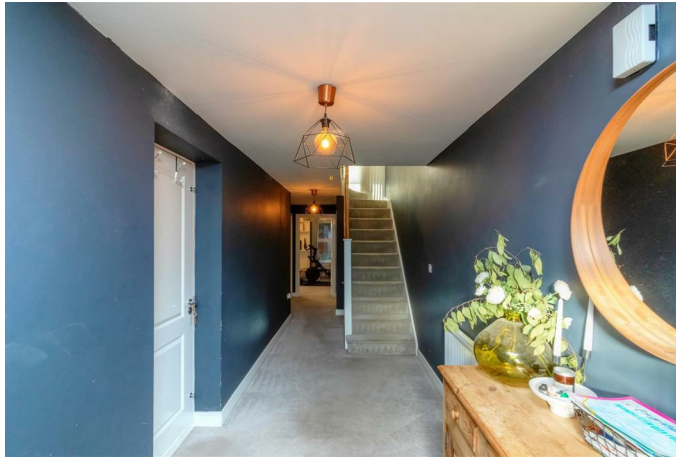
Located on this newly built development is this four bedroom/three bathroom semi-detached townhouse within easy reach of Dore train station, excellent local amenities, first class schools and the Peak District.

The accommodation, which is set over three floors, briefly comprises: Entrance hallway with access into the integral garage with electric door. Downstairs shower room. Separate utility room. Ground floor bedroom four with doors out onto the patio. To the first floor is a delightful open plan living/dining space connecting seamlessly with the modern kitchen having a range of high specification integrated appliances, breakfast bar seating area and doors out onto the garden. A staircase rises to three further double bedrooms, the master benefiting from an en-suite shower room and the family bathroom comprising a bath, wash basin and W.C with tiling to the walls. Loft space ideal for storage.

To the front is a driveway providing ample off street parking and access to the garage. The rear garden comprises two separate tiers with a lower ground floor patio/entertaining area and a second level access from the kitchen with decked seating area, patio and artificial lawn. Within the development there are playing fields and excellent outdoor space for residents to enjoy.

- Four Double Bedrooms/Three Bathrooms
- Modern Development In The Heart Of Dore
- Easy Access To Village Amenities
- Close To The Railway Network
- First Class Local Schools
- EPC Rating: B / Council Tax Band: E
- Tenure: Leasehold
- Ideal Family Home
- Early Viewing Advised
- Viewing Via Banner Cross Office







Total floor area 185.2 sq.m. (1,994 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

Banner Cross  
 T: 0114 268 3241  
 E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
 T: 01246 290992  
 E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
 T: 01433 650009  
 E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
 T: 01629 815307  
 E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

