



46 Abbeydale Park Rise, Sheffield, S17 3PD

Saxton Mee

# 46 Abbeydale Park Rise

Per Month

## £3,300 Per Month

A truly exceptional five bedroom, two bathroom semi-detached home, finished to an outstanding standard throughout and occupying a highly sought after position in the desirable village of Dore.

Beautifully presented and thoughtfully designed, this impressive family home offers spacious and versatile accommodation, seamlessly combining stylish contemporary interiors with practical everyday living. The property has been finished with great attention to detail, with stunning herringbone flooring, bespoke fitted storage and beautifully designed bathrooms featuring high quality contemporary fittings.

The generous accommodation includes five well proportioned bedrooms, providing excellent flexibility for family life, guest accommodation or working from home. One versatile space is currently used as a home gym and enjoys direct access to the garden, while the superbly designed utility area incorporates a dedicated doggy shower — ideal for cleaning off muddy paws after enjoying the nearby countryside.

The living accommodation provides an inviting setting for both relaxing and entertaining, with beautifully presented spaces throughout and a wonderful flow between rooms. Externally, the property continues to impress. To the front, a driveway provides off road parking for two vehicles, while to the rear, the garden enjoys delightful open field views, creating a lovely sense of space and tranquillity.

Situated in one of Sheffield's most sought-after locations, Dore offers an excellent range of local amenities, highly regarded schools and convenient transport links, whilst also providing easy access to the Peak District and surrounding countryside.

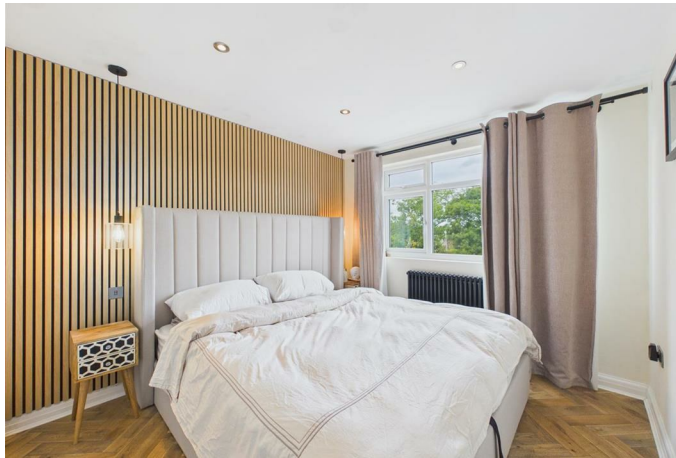
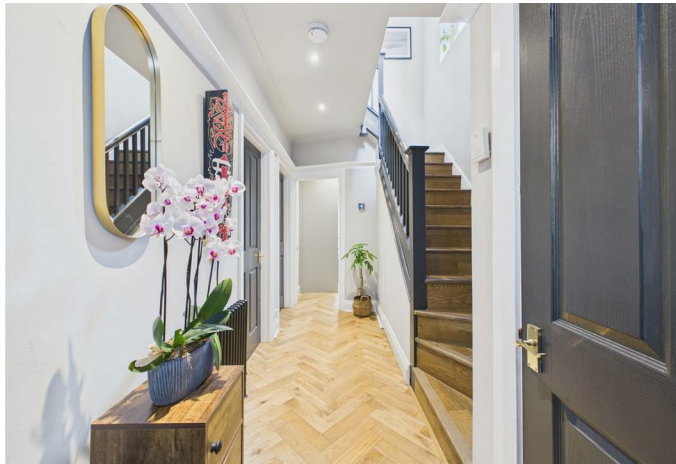
An outstanding and beautifully finished family home offering an exceptional combination of space, style, versatility and location. Early viewing is highly recommended.

Council Tax Band - C and EPC rating C. Restrictions No smokers.



- Five bedroom semi-detached home
- Two modern bathrooms, downstairs WC
- Highly sought after Dore location
- Stylish interiors throughout
- Stunning herringbone flooring
- Driveway for two vehicles
- Versatile home gym
- Dedicated doggy shower
- Rear garden with field views







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.'

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