



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



Grace Cottage, 20 Savage Lane, Dore, Sheffield, South Yorkshire, S17 3GW

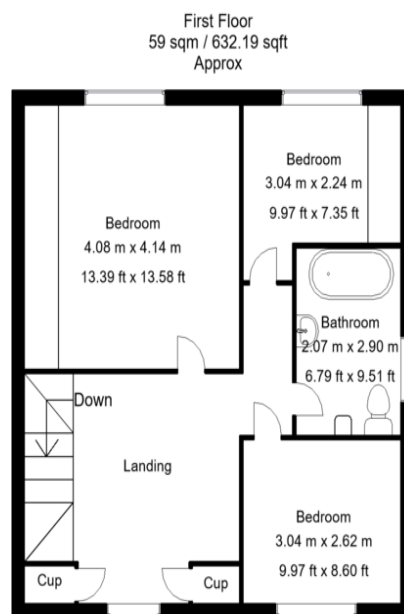
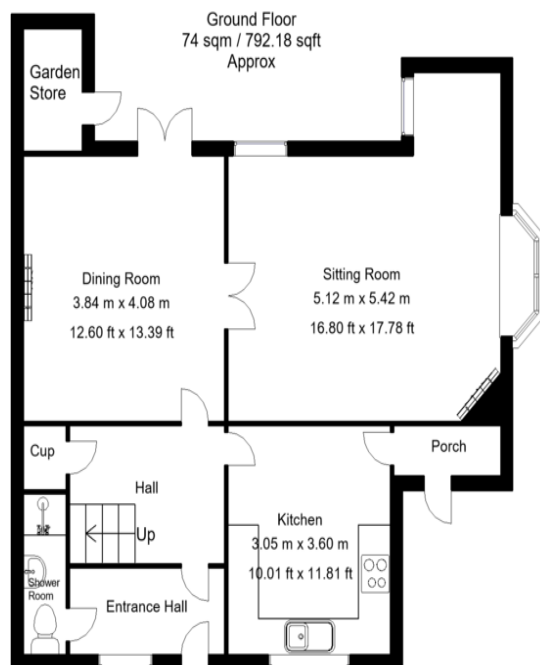
20 Savage Lane, Dore, S17 3GW

Situated in the very heart of this desirable village and enjoying a lovely open outlook over the ancient village green. A fine and spacious Edwardian property available to the market for the first time in over 20 years, offering a generous range of accommodation over two floors and having potential for further development (subject to regs) to the side. With period houses in the centre of Dore being something of a rarity this property will be sure to appeal and when you combine this with the exclusive locality that this fine home occupies it will be sure to attract a number of interested parties so an early viewing is very much advisable. Dore is surely regarded as one of Sheffield's premier places to live and the village has excellent local amenities including local shops, outstanding schools for all age groups and several bars, restaurants and pubs that provide a vibrant social scene and combine to give the area its unique feel and desirability.

- First class location within a short walk of everything this very desirable village has to offer.
- Three bedrooms including two good doubles and a large single bedroom with fitted wardrobes.
- Large and extended sitting room with side bay window overlooking the pretty garden.
- Versatile second reception room with fireplace and French windows to the rear courtyard.
- Modern fitted kitchen with integrated appliances and a splendid view over the village green.
- Bathroom with W.C and ground floor shower room and W.C.
- Reception hall and inner hallway with cloaks storage.
- Feature study/sitting area on the galleried landing overlooking the green.
- Off road parking set beyond electric gates and a useful, rendered shed for storage.
- Attractive, private gardens to the side and a low maintenance Chelsea style courtyard to the rear.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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