

32, Newfield Crescent, Sheffield, S17 3DE



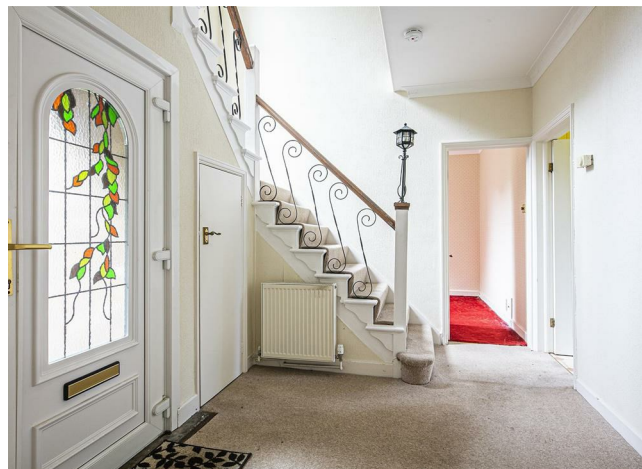
# 32, Newfield Crescent

Sheffield, S17 3DE

## Description

Newfield Crescent has long been regarded as one of Dore Villages most desirable places to live, situated towards the top of the village and yet only a short walk away from the excellent amenities found at its centre. The location is also convenient for accessing the scenic walks found around Blacka Moor and the open spaces of Dore's recreation ground making it an ideal place for families to live. Dore is a fabulous locality, on the edge of the beautiful surrounding countryside and yet also conveniently only six miles south and west of Sheffield city centre. The village boasts some of the best local authority schooling in the city alongside excellent local amenities and a number of local pubs and restaurants that combine to create a thriving social scene. The S17 postcode also offers brilliant sporting facilities with a driving range and two popular golf clubs providing the opportunity to hone your swing and there are two competitive rugby clubs and Abbeydale Sports Club that has both tennis and squash facilities. There is a regular bus service that leads towards the independent schools around Broomhill, the main city hospitals and universities and Dore Train Station provides links to the centre of town or out towards Manchester via some of the pretty Peak Park villages.

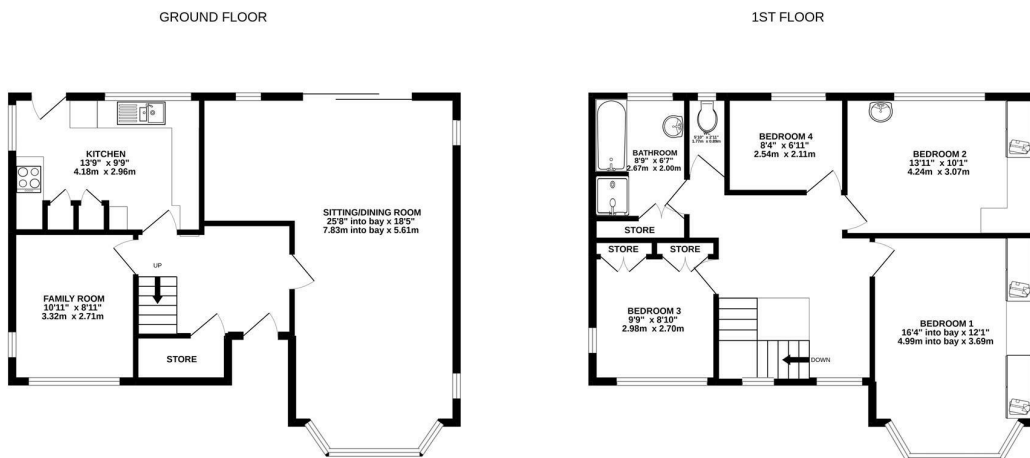
- Four bedrooms providing versatility in their use.
- Welcoming reception hallway with good proportions.
- Large, L shaped through living room overlooking the gardens at the front and rear.
- Study/dining room.
- Breakfast kitchen with access to the gardens.
- Light and airy galleried landing.
- Family bathroom and separate W.C.
- Off road parking for three cars including a carport.
- Pretty gardens to the front (south facing) and rear.
- EPC rating D/ Tax Band G/ Gas central heating, UPVC double glazing and burglar alarm. Freehold.







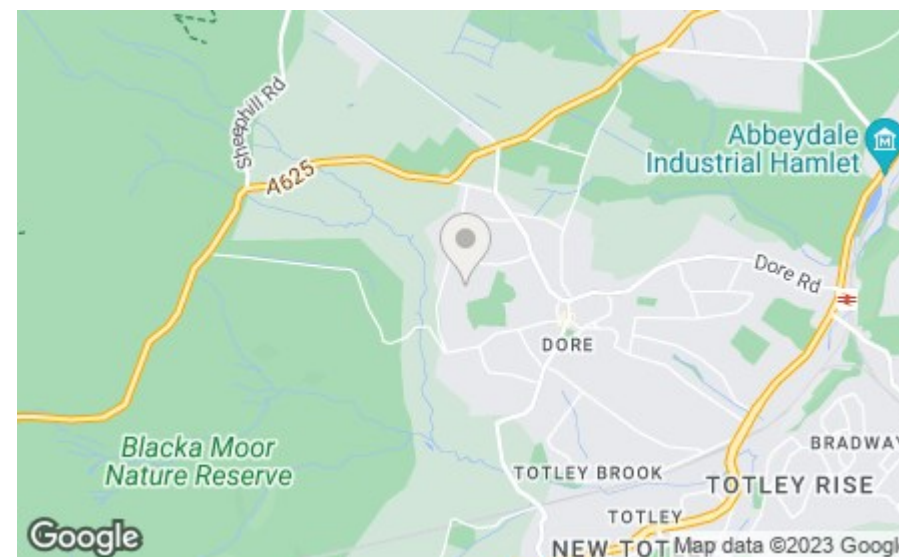




TOTAL FLOOR AREA : 1496sq. ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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