



22 Wyvern Gardens, Sheffield, S17 3PR



22 Wyvern Gardens

Offers Around

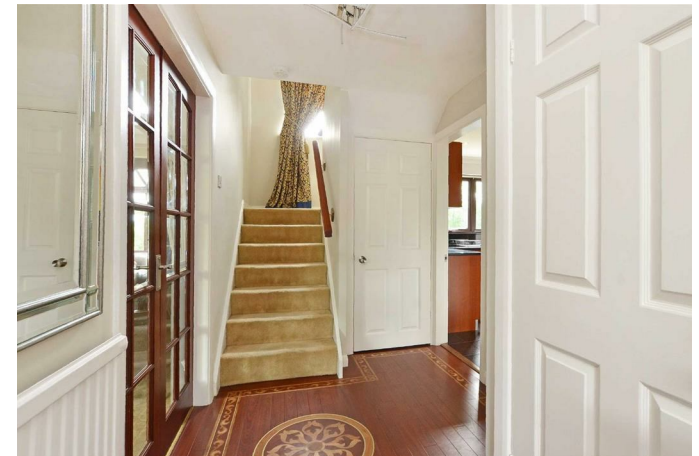
£475,000

An extended detached family residence on an exclusive cul de sac.

A great corner plot, in the very sought after suburb of Dore and in a first class catchment area for schools. A three double bedroomed (originally four), two bath/shower room extended detached family residence, beautifully improved by the current owner. Entrance porch, reception hall, cloakroom, sitting room, separate dining room, garden room/conservatory, superb kitchen and utility room. Master bedroom with luxury en-suite, two further double bedrooms and family bathroom. Attractive gardens to front, side and rear and being southerly facing.

On the edge of the Peak Park and approx. 5 miles from Sheffield city centre.

- A Great Corner Plot
- On a Quiet Cul-De-Sac
- Originally Four Bedrooms, now Three Doubles
- Two Bath/Shower Rooms
- Potential to Extend
- Southerly Facing Rear Garden
- Excellent Catchment for Schools
- Attached Double Garage
- Very Sought After Suburb
- Energy Rating D





22 WYVERN GARDENS

APPROXIMATE GROSS INTERNAL AREA = 151.8 SQ M / 1633 SQ FT
(INCLUDING DOUBLE GARAGE)



Illustration for identification purposes only, measurements are approximate, not to scale.

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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