



Spencer.

**Doris Cottage, Butts Hill, Totley, S17 4AN**

Buy —

Beautifully presented period, stone built semi detached cottage with four good sized bedrooms, private southerly rear garden, off street parking and stunning views.

— from *Spencer.*

- Stunning semi rural location with views
- Stone built semi detached cottage
- Four ample bedrooms
- Living room, dining kitchen and cosy snug
- Master bedroom with ensuite
- Family bathroom
- Private rear garden and off street parking for two vehicles
- Council Tax Band-D
- EPC Rating-C
- What3words:///dining.join.levels

Offers Around

**£645,000**













# Floorplan

## DORIS COTTAGE

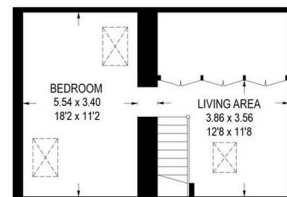
APPROXIMATE GROSS INTERNAL AREA = 167 SQ M / 1798 SQ FT



GROUND FLOOR = 61.4 SQ M / 661 SQ FT



FIRST FLOOR = 61.2 SQ M / 659 SQ FT



SECOND FLOOR = 44.4 SQ M / 478 SQ FT

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

**Spencer.**

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Viewing: Via the Agents  
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