



**32 Whitehead Close, Dinnington
S25 2XX**

Guide price £250,000

GUIDE PRICE £250,000-£260,000

For sale is this well presented, spacious four bedroom detached family home positioned in a quiet cul-de-sac, located in the Town of Dinnington close to primary, secondary schools and collage, bus routes, walking distance to the town centre, access to motorway networks such as the A57/M1/M18. In brief the property comprises; entrance hall, a well proportioned lounge, kitchen/diner with integrated appliances, utility room, downstairs WC and conservatory to the ground floor. To the first floor are four bedrooms, en suite to the master bedroom and a three piece bathroom suite. To the outside is an extensive driveway, providing AMPLE parking, access to the garage and rear garden that offers mainly decking areas, perfect for entertaining!

- Detached
- Conservatory
- Ample Parking
- Four Bedrooms
- Garage
- GUIDE PRICE £250,000-£260,000
- En Suite To The Master Bedroom
- Utility Room

locating your ideal home



Entrance Hall

With a front facing Upvc entrance door, central heating radiator and stairs leading to the first floor accomodation.

Lounge

17'11" x 14'7" (5.48m x 4.47)

A well proprtioned lounge with a front facing bay window. TV point, power points, central heating radiator.

Kitchen/Diner

15'3" x 8'11" (4.66m x 2.74m)

Having a range of high and low level units with lighting, work surfaces incorporating a stainless steel sink and drainer, complimentary splash back tiling, integrated appliances including fridge, four ring gas hob, electrical oven, central heating radiator, access into the utility room, doors in gaining access to the conservatory and a rear facing double glazed window.

Conservatory

With feature wall lights, electric points and double glazed French doors giving access to the rear garden.

Utility Room

With further matching eye level and base units, complimentary splash back tiling, plumbing for a washing machine, central heating radiator, wall mounted boiler, access into the cloakroom, access to the integral garage and rear facing door leading on to the garden.

Downstairs WC

Comprising of a low flush w/c, wash had basin, central heating radiator and a side facing double glazed obscure window.

First Floor- Landing

With loft access, airing cupboard, power points.

Bedroom One

14'7" x 12'11" (4.47m x 3.95m)

With a front facing double glazed bay window, built in wardrobes with sliding mirror doors, power points, central heating radiator and access into the en suite.

En Suite

Modern en suite shower room briefly comprising; shower cubicle, hand wash basin, w/c, half tiled wall, tiled flooring, extractor fan and side facing double glazed obscure window.

Bedroom Two

9'4" x 8'11" (2.86m x 2.72m)

With a rear facing double glazed window, built in wardrobe with sliding mirror doors, power points, central heating radiator.

Bedroom Three

8'2" x 8'1" (2.51m x 2.48m)

With a front facing double glazed window, power points, central heating radiator.

Bedroom Four

8'3" x 7'11" (2.54m x 2.43m)

With a rear facing double glazed window, power points, central heating radiator,

Bathroom

A fully tiled three piece suite comprising of a panelled bath with shower over, and wash basin, w/c, heated towel rail and a rear facing double glazed obscure window.

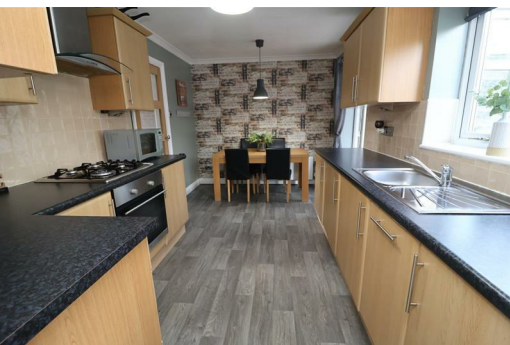
Garage

With up and over door, access from the utility room, overhead lights and electric points.

External

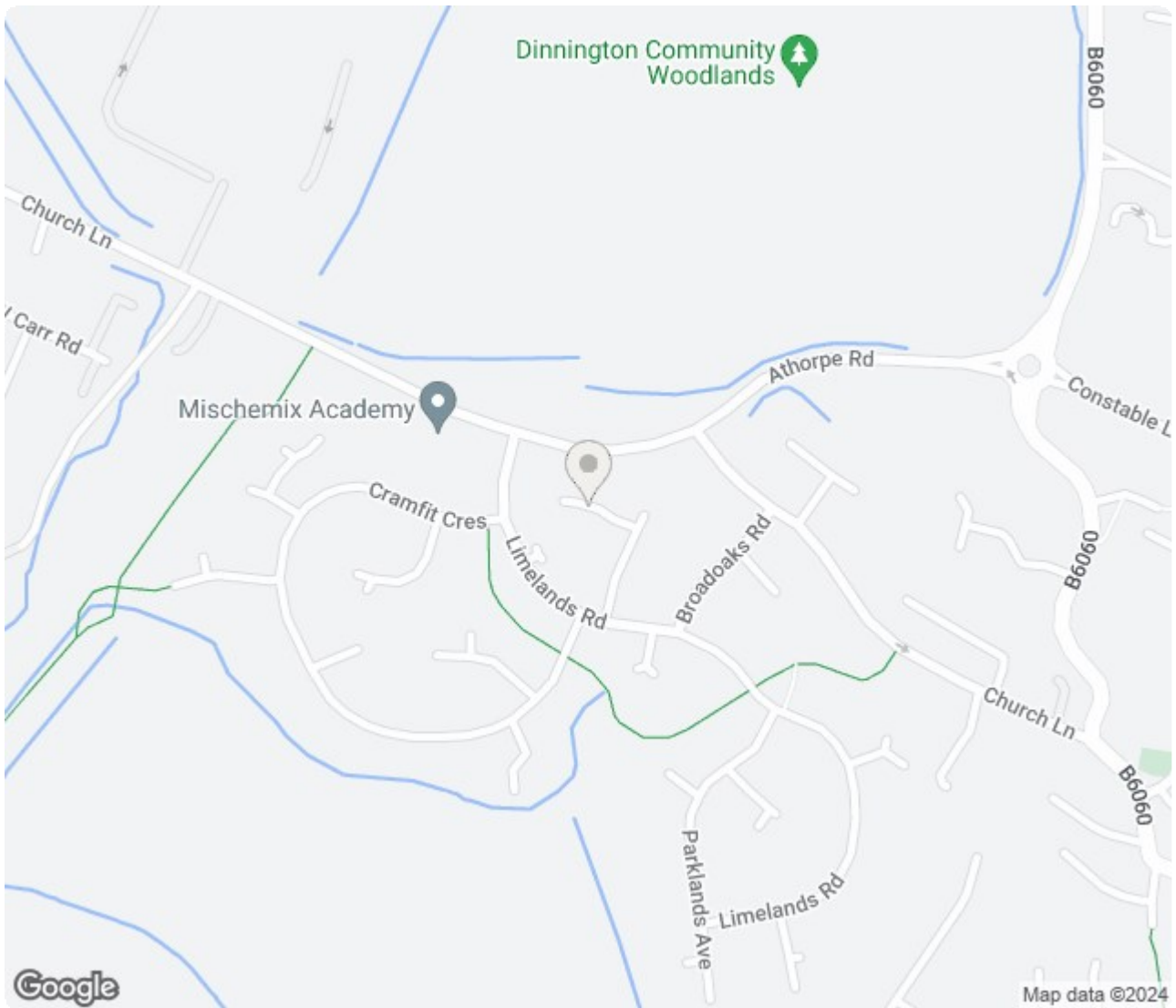
To the front of the property is a well maintained lawned garden and driveway providing ample off road parking.

To the rear of the property is a low maintenance garden with decking area for garden furniture, pebbled area, outside light and tap.



Tel: 01909 475111





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	84
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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