



## 8 Limelands Road, Sheffield S25 2XU

**Guide price £270,000**

Guide Price £270,000 - £280,000

Nestled in the charming area of Dinnington, Sheffield, this exquisite detached house on Limelands Road offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive.

The house boasts three well-appointed bathrooms, providing convenience and privacy for all residents. This thoughtful layout is perfect for busy mornings or hosting guests, allowing everyone to enjoy their own space.

The exterior of the property is equally impressive, featuring a well-maintained garden that offers a delightful outdoor area for relaxation and play. Whether you envision summer barbecues or tranquil evenings under the stars, this garden is a versatile space for all your outdoor activities.

In summary, this detached house on Limelands Road is a remarkable opportunity for those seeking a spacious and comfortable family home in Dinnington, Sheffield. With its four bedrooms, three bathrooms, and inviting outdoor space, it is a property that truly deserves your attention. Don't miss the chance to make this wonderful house your new home.

- Detached House
- Attached Garage
- Recently Fitted Kitchen
- Four Bedrooms
- Recently Fitted Windows & Doors
- Viewings Advised
- Master Bedroom With Ensuite
- Solid Roof Conservatory

locating your ideal home



## Ground Floor

### Entrance Hall

This spacious four-bedroom house features a welcoming entrance, accessed via a sturdy composite front door. Upon entering, you're greeted by a bright and airy entrance hall, which provides direct access to the generous lounge/diner, a perfect space for relaxation and entertaining. The hall also leads to a staircase, offering easy access to the first floor. Gas central heating radiator.

### Lounge/Diner

The lounge is a cosy and inviting space, enhanced by a charming bay window that floods the room with natural light. A wooden fire surround with a gas fire serves as the focal point, creating a warm and comforting atmosphere. An elegant archway leads seamlessly through to the dining area, offering a perfect flow between the two spaces, ideal for both relaxed evenings and entertaining guests. Two gas central heating radiators.

### Conservatory

The conservatory is a bright and versatile addition to the home, featuring a solid roof that ensures year-round comfort. The space is bathed in natural light, providing a perfect spot to relax or enjoy views of the garden. French doors open from the conservatory into the rear garden, creating a seamless connection between indoor and outdoor living. Gas central heating radiator.

### Kitchen

The recently fitted kitchen features a stylish cream shaker design, complemented by a matching wood-effect worktop that adds warmth and character. It is equipped with modern appliances, including an induction hob and an electric fan oven, making it both practical and visually appealing. The space is finished with sleek click board flooring, offering a clean and durable surface. From the kitchen, there is convenient access to the downstairs W/C, enhancing the functionality of the ground floor while maintaining a cohesive layout.

### Downstairs W/C

Low flush w/c and a pedestal sink, gas central heating towel rail.

## First Floor

### Master Bedroom

Upvc bay window to the front elevation, mirrored fitted wardrobes, gas central heating radiator leading through to the ensuite;

### Ensuite

Upvc side window, fully tiled ensuite which boasts, corner shower enclosure, pedestal vanity sink, low flush w/c, spotlights to ceiling, tiled floor.

### Bedroom Two

Upvc window to rear elevation, laminate flooring and gas central heating radiator.

### Bedroom Three

Upvc window to rear elevation, mirrored fitted wardrobes and gas central heating radiator.

### Bedroom Four

Upvc window to front elevation, gas central heating radiator.

### Family Bathroom

Upvc window to rear elevation, half tiled with a low flush W/C and a pedestal sink, bath with shower over head and carpet.

## Outside

### Rear Garden

Featuring elegant Indian stone patios, lush green turf, and a peaceful, non-overlooked setting, it's the perfect place to relax or entertain.

### Front Elevation

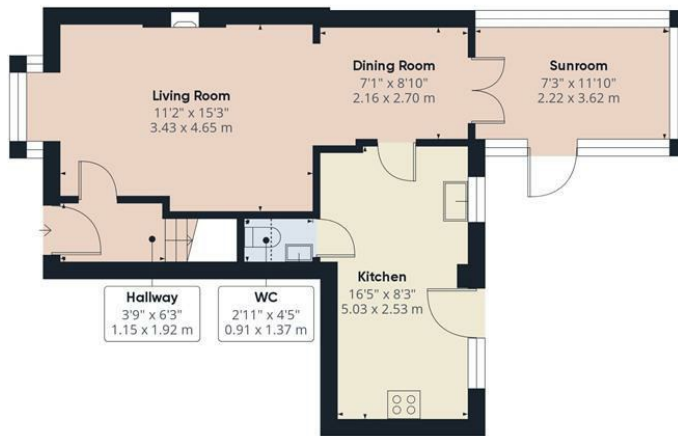
The impressive front elevation of this stunning four-bedroom detached home is complemented by a spacious double block-paved driveway, providing ample parking. The attached garage offers additional convenience and storage, while the property's stylish design enhances its curb appeal. A perfect blend of practicality and elegance, this home makes a lasting first impression.



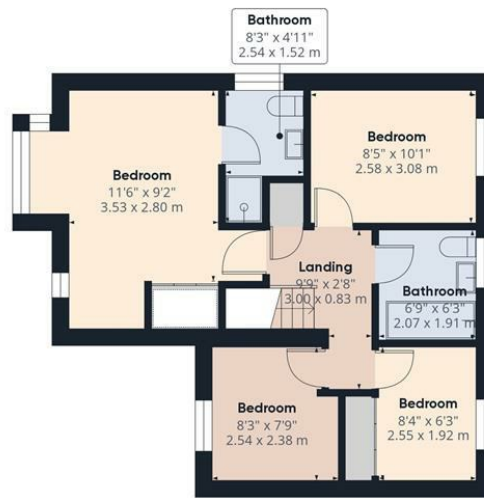
Tel: 01909 475111







Floor 0



Floor 1

Approximate total area<sup>®</sup>

1009.23 ft<sup>2</sup>  
93.76 m<sup>2</sup>

Reduced headroom

4.7 ft<sup>2</sup>  
0.44 m<sup>2</sup>

(1) Excluding balconies and terraces

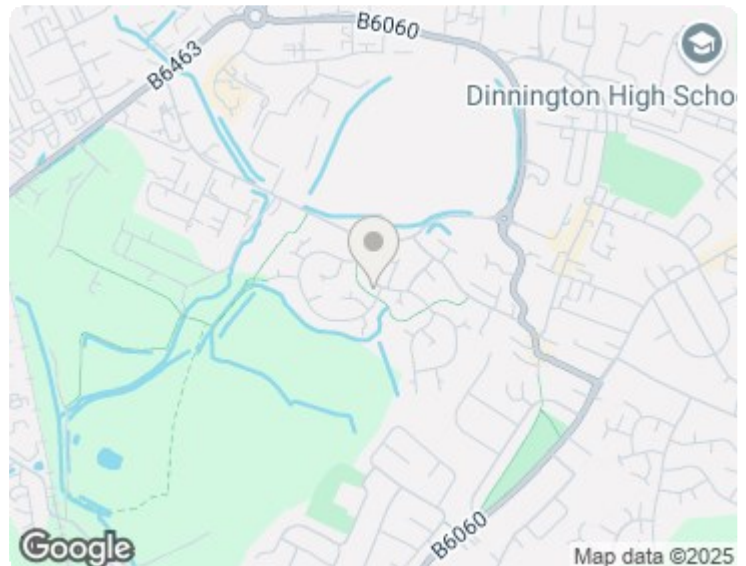
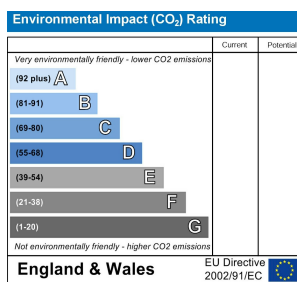
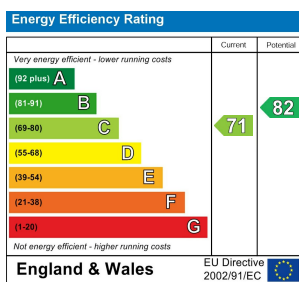
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

locating your ideal home



58 Bridge Street, Worksop, S80 1JA

01909 475111

sales@burrellsestateagency.co.uk