



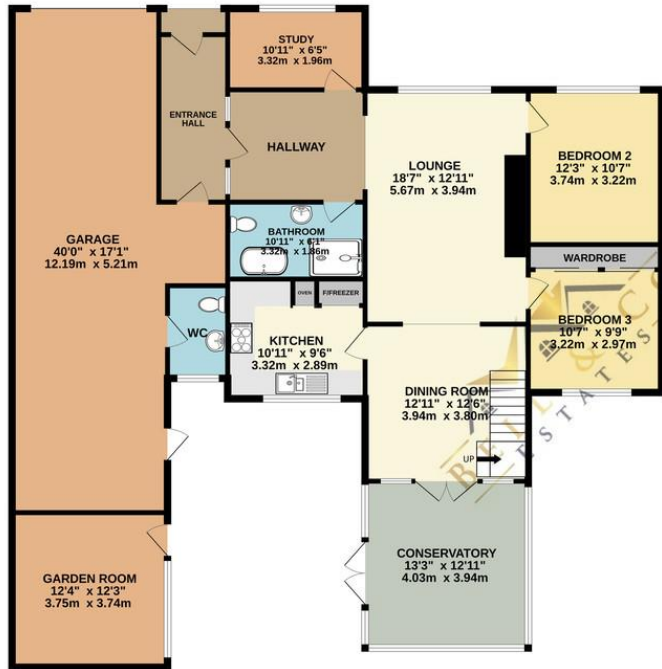
94 Swinston Hill Road | Dinnington | Sheffield | S25 2SA Guide Price £450,000 to £475,000

Bell & Co Estates are delighted to present this magnificent Three Bedroom Detached Bungalow situated on this popular street in Dinnington. An ideal home for those seeking a blend of comfort and privacy. Tucked away behind iron gates you are immediately drawn to the stunning stonework and impressive paved and tiled driveway providing off road parking for multiple vehicles. Step into a welcoming hallway allowing access to a front facing Study, modern Bathroom with floor to ceiling tiles, Bath, separate Shower, Sink unit and WC. Flowing into a large front facing Lounge beaming with natural light, seamlessly connecting the Dining Room and Conservatory creating a real open plan feel, providing a harmonious setting for spending time with loved ones and entertaining family. Stunning modern Kitchen with grey gloss units with integrated appliances. Furthermore, you have two of the three Bedrooms, both of a generous size and one with fitted wardrobes. To the first floor of this stunning property is the luxurious Master Suite, featuring a walk-in wardrobe/dressing area and a modern En-suite bathroom, creating a luxurious private retreat. From the hallway, you can access the oversized garage, which is fully equipped with power, lighting, and plumbing for a washing machine. Here you will also find a convenient WC. A rear door provides easy access to the garden. At the end of the garage, you'll find a charming Garden Room/Bar, ideal for entertaining guests. The expansive garden is primarily laid to lawn and includes a patio and BBQ area leading to a delightful swimming pool. If a swimming pool isn't your preference, there's planning permission for a one-story dwelling, which would make an excellent annex or home office/business space. Viewing is highly recommended to fully appreciate all that this beautiful home has to offer. Please note that viewings are strictly by appointment only.



GROUND FLOOR
1933 sq.ft. (179.6 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 2427 sq.ft. (225.5 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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SHEFFIELD
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Energy rating

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Valid until
22 July 2025

Certificate number
2828-8096-6243-5515-1970

Property type

Detached house

Total floor area

136 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements