



## 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 three of the four 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.



## Contact Details

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94, Swinston Hill Road  
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SHEFFIELD  
S25 2SA

Energy rating

**E**

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 are 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