



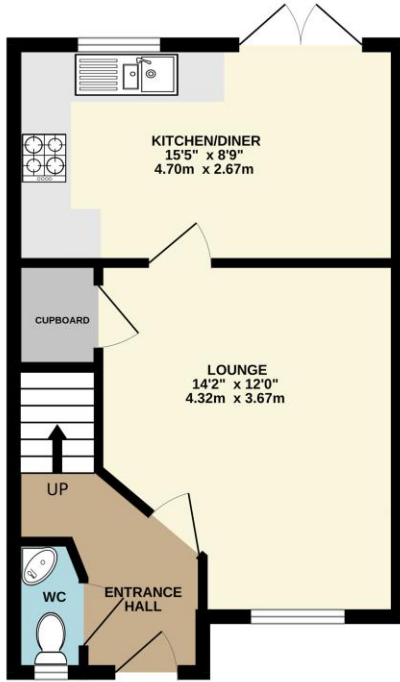
14 Frankham Close | Laughton Common | S25 3QG

Guide Price £190,000 to £200,000

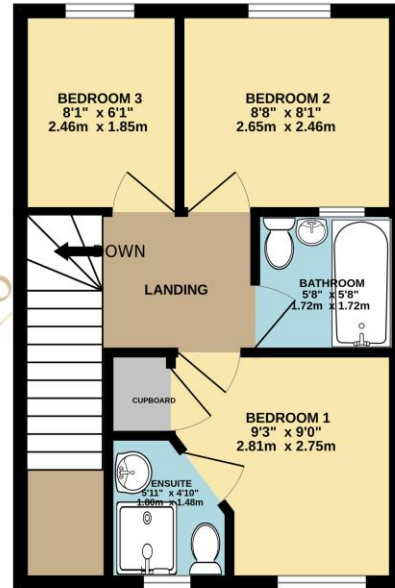
Bell & Co Estates are delighted to present this stylish three-bedroom semi-detached home, situated in a quiet cul-de-sac in Laughton Common. The property opens into a welcoming entrance hallway, complete with a downstairs WC for convenience. The front-facing lounge is bright and spacious, featuring an understairs storage cupboard to keep things organised. The modern fitted kitchen and dining area is a highlight, offering integrated appliances, ample cupboard and worktop space, and a designated dining area. French doors open directly onto the rear patio, creating an easy indoor-outdoor flow. Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is complete with a storage cupboard and a private ensuite, featuring a shower cubicle, wash basin, and WC. A further storage cupboard is conveniently located on the landing, and the modern family bathroom includes a shower over the bath, wash basin, and WC, designed with contemporary fittings. To the front of the property, a pathway and grassed area enhance the home's curb appeal. Side gate access leads to the private rear garden, which includes a patio area, garage, and driveway, offering plenty of off-road parking and storage. Situated in a quiet cul-de-sac, this home benefits from excellent transport links, local amenities, and nearby schools, making it an ideal choice for families and professionals alike. Don't miss this fantastic opportunity! Contact Bell & Co Estates today to arrange your viewing and secure this beautiful family home.



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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14 Frankham Close
Dinnington
SHEFFIELD
S25 3QG

Energy rating

C

Valid until
3 March 2035

Certificate number
2965-7112-3342-2627-1011

Property type Semi-detached house

Total floor area 70 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