



46 Trusdale Avenue | Dinnington | Sheffield | S25 2DA

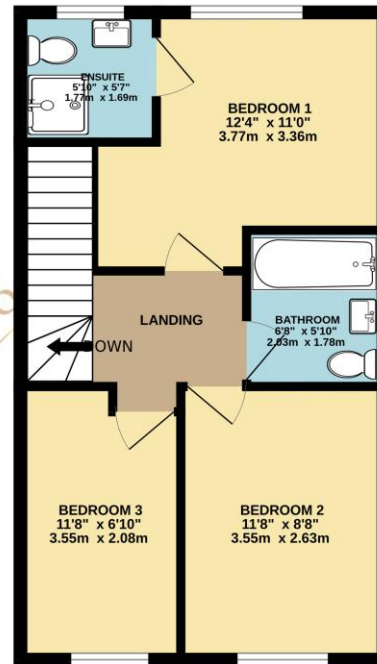
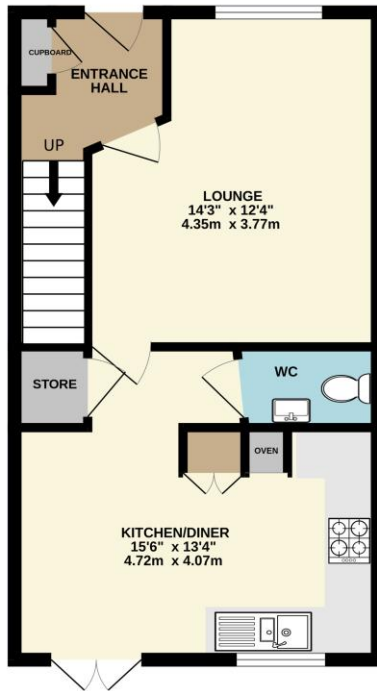
£230,000

Bell & Co Estates are delighted to welcome you to this luxurious and modern three-bedroom semi-detached home, built by the highly reputable Taylor Wimpey. Situated on a popular, family-friendly development in Dinnington, this beautifully presented property is packed with high-spec upgrades and boasts an immaculate, move-in-ready finish throughout. In brief, the property comprises of a welcoming entrance hallway leading into a cosy front-facing lounge, a bright and spacious kitchen diner with integrated appliances and French doors opening onto the garden as well as a convenient downstairs W.C and understairs storage. To the first floor there are three well-proportioned bedrooms, including a generous master with en suite shower room and a modern family bathroom with shower over bath, WC, and sink. To the front of the property is a double driveway providing off-road parking for two vehicles. Gated side access leads to the enclosed rear garden, which is mainly laid to lawn with a patio area—ideal for outdoor entertaining or family time. Perfectly positioned for growing families, this home sits just steps away from a green play park and is within walking distance of both Primary and Secondary schools. Local shops, amenities, and excellent transport links are also nearby, offering convenience for commuters and day-to-day living. Whether you're searching for a stylish first home or a forever family space, this exceptional property truly ticks all the boxes. Viewing is highly recommended to fully appreciate all this home has to offer. Contact Bell & Co Estates today to arrange your private tour!



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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.
Made with Metropix ©2025

Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

46 Trusdale Avenue
Dinnington
SHEFFIELD
S25 2DA

Energy rating

B

Valid until

2 May 2034

Certificate number

0380-3767-9350-2604-5775

Property type

Semi-detached house

Total floor area

80 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