



## 17 COTTONGRASS GARDENS DINNINGTON, S25 2DE

£310,000  
FREEHOLD

Only by viewing this beautifully presented and decorated four bedroom detached modern home can the standard of interiors be appreciated. The property is situated in a very much sought-after location and is great for commuting as you're close to motorway links, Sheffield, Rotherham, Worksop, Bawtry, local shops and amenities. The property comprises of an entrance hallway, attractive well proportioned living room, quality open plan kitchen diner with fitted appliances, utility room and downstairs WC. On the first floor are four double bedrooms, master with luxury en-suite shower room and a three piece family bathroom suite. The front is an open garden, block paved driveway with parking for two vehicles which in turn leads to the garage and gate access to the rear of the property. To the rear of the property is a good sized enclosed rear garden with an extensive paved patio seating area, The property also benefits from having £8000 worth of upgrades and overlooks the country side as far as you can see!

Kendra  
Jacob

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# 17 COTTONGRASS GARDENS

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME • MUCH SOUGHT AFTER LOCATION • IMPRESSIVE OPEN PLAN KITCHEN DINER • DOWNSTAIRS WC • UTILITY ROOM • FOUR DOUBLE BEDROOMS • LUXURY EN-SUITE SHOWER ROOM & FAMILY BATHROOM • WELL MAINTAINED GARDENS, BLOCK PAVED DRIVEWAY & GARAGE • UNDER NHBC WARRANTY • CLOSE TO SHEFFIELD, ROTHERHAM, WORKSOP, BAWTRY, SCHOOLS & AMENITIES



## ENTRANCE HALLEWAY

Having a front facing composite entrance door leading into the entrance hallway, central heating radiator, quality floor covering and a staircase leading to the first floor landing.

## LIVING ROOM

A well proportioned living room, front facing UPVC double glazed window, central heating radiator, quality floor covering, power points, TV point and double doors giving access into the open plan kitchen diner

## OPEN PLAN KITCHEN DINER

Having an extensive range of wall and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap, fitted electric oven, four ring gas hob with an electric extractor fan set above, integrated fridge freezer and dishwasher, under display lighting, down lighting to the ceiling, rear facing UPVC double glazed window, power points and quality floor covering continuing through into the dining area.

The dining area has rear facing UPVC double glazed windows and doors opening out into the rear garden, central heating radiator and a large under stair storage cupboard.

## UTILITY ROOM

Having wall units, work surfaces, space for freestanding appliances, central heating radiator, quality floor covering, rear facing composite entrance door, power points and a door given access into the downstairs WC.

## DOWNSTAIRS WC

Comprising in white of a low flush WC, corner hand wash basin, partly tiled to the wall, central heating radiator, quality floor covering and an electric extractor fan.

## FIRST FLOOR LANDING

Access hatch to the loft space, cylinder cupboard, central heating radiator and doors giving access to 4 bedrooms and the family bathroom suite.

## BEDROOM ONE

An attractive bedroom, front facing UPVC double glazed window, central heating radiator, wood feature panelling to one wall, mirrored fitted wardrobes, power points, TV point and a door giving access into the ensuite shower room.

## EN-SUITE SHOWER ROOM

A luxury suite in white comprising of a walk-in double shower unit with a mains run shower, pedestal hand wash basin, low flush WC, fully tiled to the walls, quality floor covering, central heating radiator, downlighting to the ceiling, electric extractor fan and a front facing obscure UPVC double glazed window.

## BEDROOM TWO

A second double bedroom, front facing UPVC double glazed window, central heating radiator, fitted mirrored double wardrobes to one wall, power points and TV point.

## BEDROOM THREE

A third double bedroom, rear facing UPVC double glazed window, central heating radiator, fitted double wardrobes to one wall and power points.

#### **BEDROOM FOUR**

A fourth double bedroom, rear facing UPVC double glazed window, central heating radiator, fitted double wardrobes to one wall and power points.

#### **FAMILY BATHROOM SUITE**

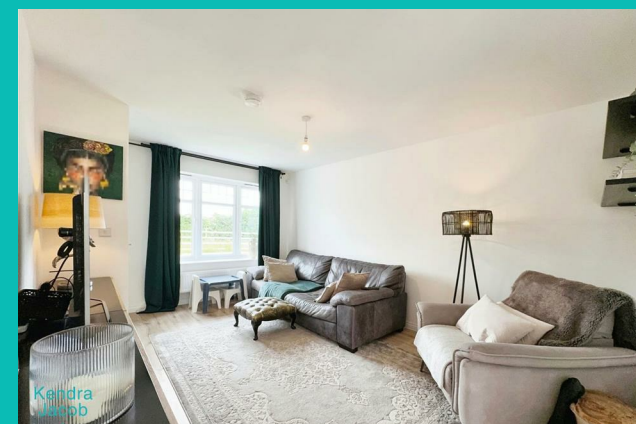
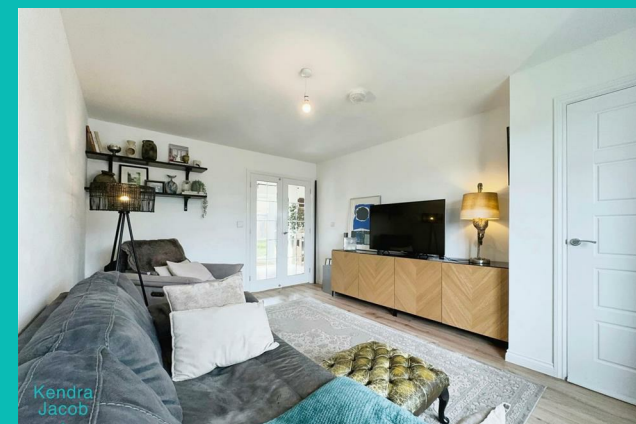
A luxury three piece suite in white comprising of a panel bath with a mains run shower and glass shower screen, pedestal hand wash basin, low flush WC, partly tiled to the walls, quality floor covering, downlighting to the ceiling, electric extractor fan and a rear facing obscure UPVC double glazed window .

#### **OUTSIDE**

To the front of the property is an open plan garden, mainly laid to lawn, block paved double driveway with parking for two vehicle which leads you to the single garage and gate access to the rear of the property.

To the rear of the property is a good sized enclosed garden, mainly laid to lawn, extensive paved patio seating area, outside lighting, water tap and power .

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## ADDITIONAL INFORMATION

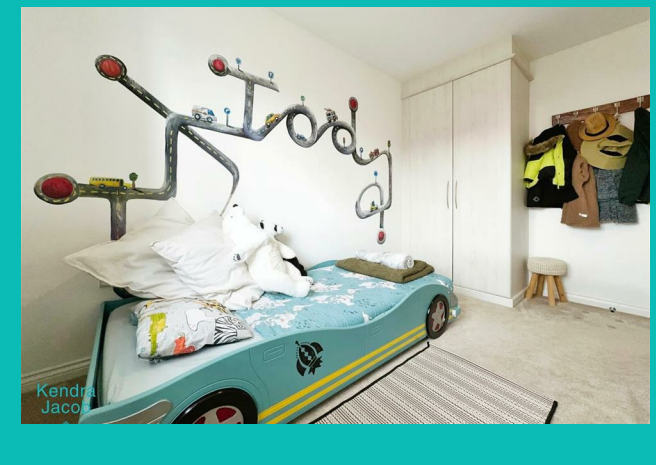
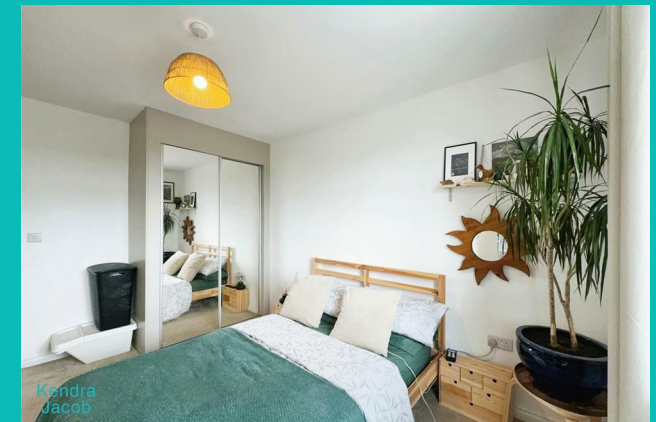
**Local Authority** – Bassetlaw

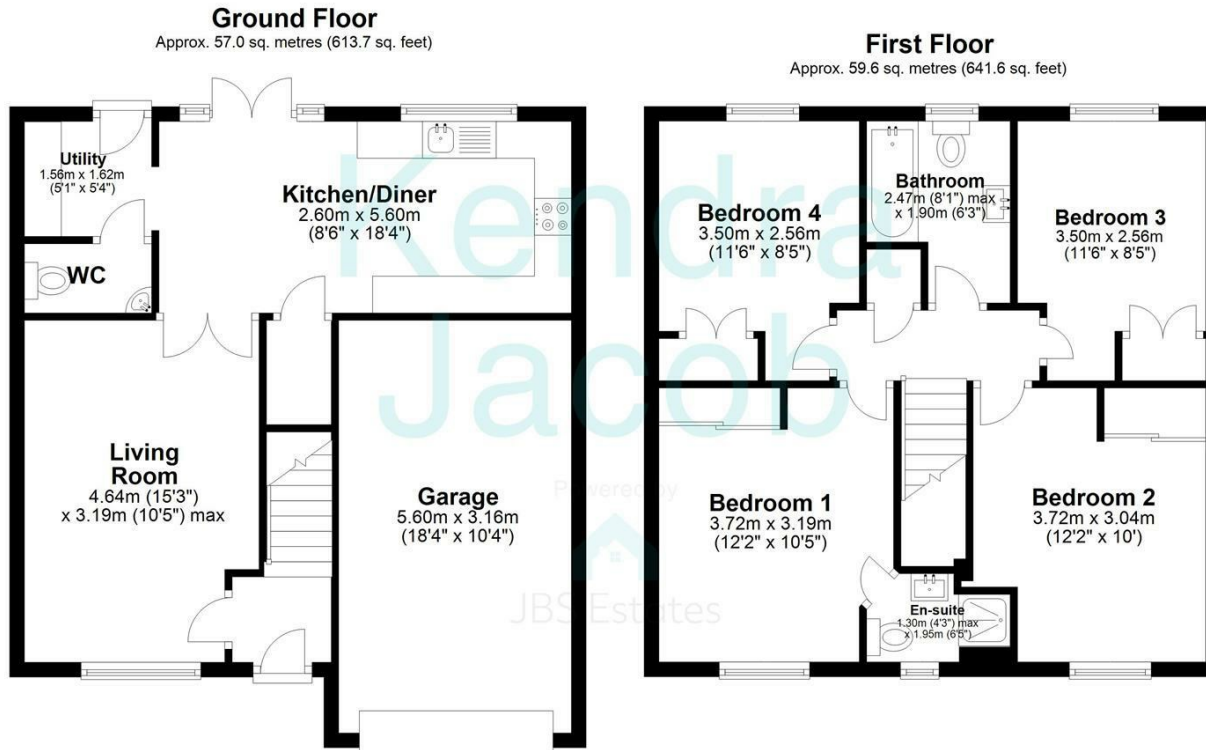
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1255.30 sq ft

**Tenure** – Freehold





Total area: approx. 116.6 sq. metres (1255.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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