



2 SWINSTON HILL MEADOWS SHEFFIELD, S25 2SZ

£475,000
FREEHOLD

****GUIDE PRICE £475,000-£500,000****

A beautifully presented five bedroom detached family home, located within one of Dinnington's prime locations in a private gated community. The property boasts stunning living accommodation finished to an impeccable standard throughout, offering generous yet versatile living accommodation.

This property is located in a modern gated development and features a spacious, well-decorated interior. The ground floor includes a welcoming entrance hall, a charming living room with a log-burning stove, and a stunning open-plan kitchen, living, and dining area with integrated appliances and French doors to the rear garden. The property also benefits from a utility room, downstairs WC, and an integrated garage.

On the first floor, there are four well-sized bedrooms, including a generous second bedroom with an ensuite, plus a modern family bathroom. The second floor boasts a luxurious master bedroom with an ensuite featuring a freestanding bath and walk-in shower.

Outside, the home offers a low-maintenance rear garden, a block-paved driveway for multiple vehicles, and solar panels owned outright.

Kendra
Jacob

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2 SWINSTON HILL MEADOWS

- FIVE BEDROOM DETACHED FAMILY HOME • ****GUIDE PRICE £475,000-£500,000**** • FINISHED TO THE HIGHEST OF STANDARD THROUGHOUT • SPACIOUS RECEPTION ROOMS • IMPRESSIVE OPEN PLAN KITCHEN LIVING DINING ROOM • UTILITY ROOM / DOWNSTAIRS WC • FIVE BEDROOMS & THREE BATHROOMS • MODERN GATED DEVELOPMENT, BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE • WELL MAINTAINED ENCLOSED GARDEN • EXTREMELY SOUGHT AFTER LOCATION



ENTRANCE HALL

The front-facing composite entrance door opens into a welcoming hallway, tastefully decorated with tiled flooring and underfloor heating. The staircase leads to the first and second floor landings, and there is an intercom system in place. A door provides access to the beautifully presented living room.

LIVING ROOM

A charming living room featuring a front-facing UPVC double-glazed window, underfloor heating, and wall lighting. The focal point of this room is a multi-fuel log-burning stove set within a stone fire surround, with a brick inset hearth.

OPEN PLAN KITCHEN LIVING DINING ROOM

This stunning open-plan space incorporates the kitchen, living, and dining areas. The kitchen is fitted with a high-quality range of high-gloss wall and base units, complemented by work surfaces that include a stainless steel sink with a mixer tap. The kitchen also features a breakfast bar and integrated appliances including a double electric oven, microwave, five-ring gas hob with an electric extractor fan, fridge-freezer, and dishwasher. Downlighting illuminates the ceiling, while the tiled flooring with underfloor heating extends through to the dining and living areas. The dining and living areas boast rear-facing UPVC double-glazed windows and French doors that open onto the garden. A media wall with built-in storage and shelving is complemented by downlighting. A door leads into the utility room.

UTILITY ROOM

Fitted with a range of wall and base units, complemented by work surfaces, and featuring a stainless steel sink with a mixer tap. There's space for a freestanding washing machine and tumble dryer, with part-tiled walls and a large under-stairs storage cupboard. A side-facing UPVC double-glazed window and entrance door provide access to the side of the garden. The room is completed with high-quality tiled flooring, underfloor heating, and doors leading to the downstairs WC and integrated garage.

DOWNSTAIRS WC

Comprising a vanity handwash basin, low-flush WC, side-facing UPVC double-glazed window, and tiled flooring with underfloor heating.

INTEGRAL GARAGE

Fitted with an electric roller door, power, and lighting.

FIRST FLOOR LANDING

The staircase leads to the first and second-floors. A central heating radiator is in place, with doors providing access to four bedrooms and the family bathroom.

BEDROOM TWO

A generous-sized second bedroom with a front-facing UPVC double-glazed window, central heating radiator, and fitted wardrobes along one wall. A door leads into the ensuite shower room.

EN-SUITE SHOWER ROOM

This modern ensuite features a walk-in shower with a mains shower, a corner vanity unit with a washbasin, a

low-flush WC, part-tiled walls, tiled flooring, a vertical modern central heating radiator, downlighting, and a front-facing obscure UPVC double-glazed window.

BEDROOM THREE

An attractive bedroom with two rear-facing UPVC double-glazed windows, a central heating radiator, and an extensive range of fitted wardrobes along one wall.

BEDROOM FOUR

A fourth double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and two fitted double wardrobes.

BEDROOM FIVE

A good-sized fifth bedroom, currently used as an office, featuring a front-facing UPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM

A modern three-piece suite in white comprising a panelled bath, a vanity washbasin, and a low-flush WC. The walls are part-tiled, with laminated flooring, a modern vertical central heating radiator, downlighting, and a side-facing obscure UPVC double-glazed window.

SECOND FLOOR LANDING

Featuring a front-facing Velux window, downlighting, and access to the loft space. A door leads into the master bedroom.

MASTER BEDROOM

A stunning master bedroom with two rear-facing Velux windows, downlighting, a modern vertical central heating

radiator, and an extensive range of luxury fitted furniture. A door provides access to the ensuite bathroom.

EN-SUITE BATHROOM SUITE

This breathtaking four-piece bathroom suite in white includes a freestanding bath, a double walk-in shower with a mains-powered waterfall shower, his-and-hers vanity basins, and a low-flush WC. The walls are part-tiled, with tiled flooring, downlighting, a rear UPVC double-glazed window, side-facing Velux window, modern cast-iron central heating radiator, and electric extractor fan.

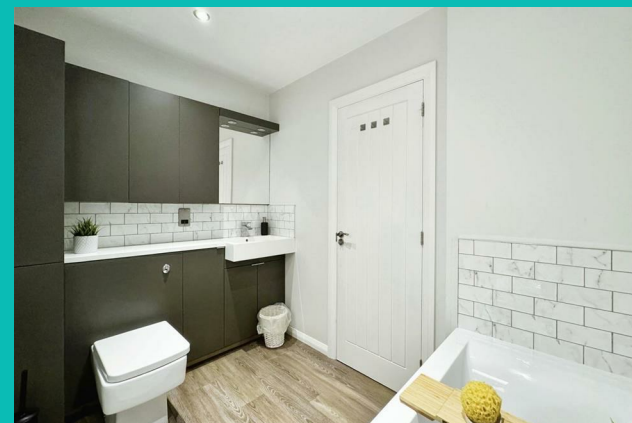
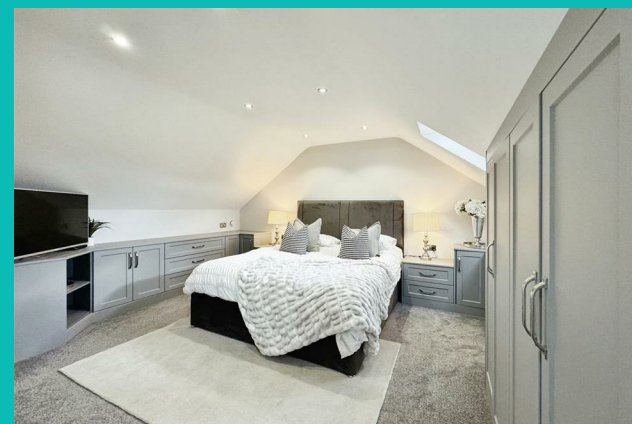
OUTSIDE

The property is situated within a small modern gated development. A block-paved driveway provides parking for several vehicles and leads to the integral garage, with gated access to the rear garden. The enclosed, low-maintenance rear garden is primarily laid to lawn, with an extensive paved seating area, rear gate access, outside lighting, a water tap, and storage.

AGENTS NOTE

The property is fitted with solar panels, which are owned outright by the current vendors.

2 SWINSTON HILL MEADOWS





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ADDITIONAL INFORMATION

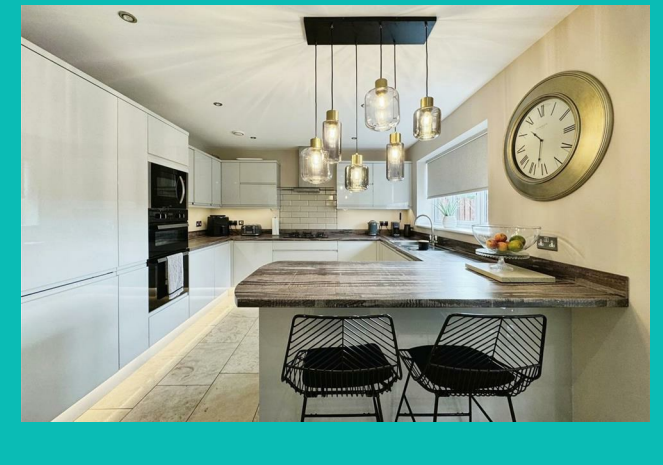
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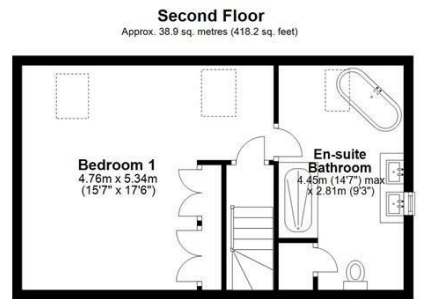
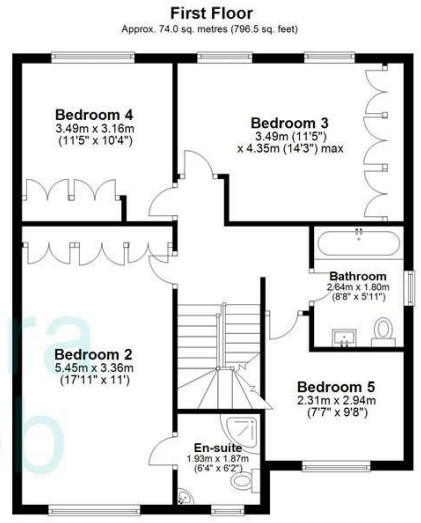
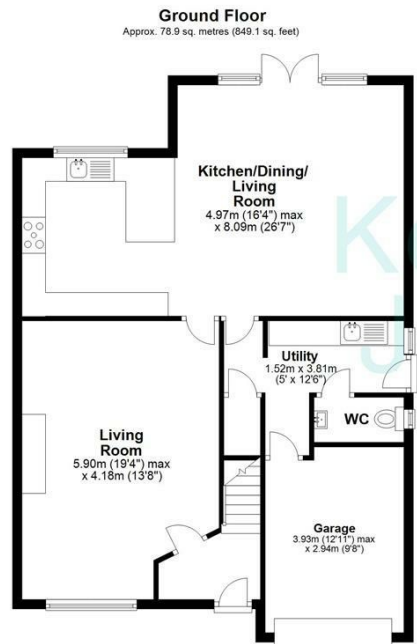
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total area: approx. 191.7 sq. metres (2063.8 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) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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