



**New Road, Dinnington Sheffield S25 2QT**

**welcome to**

**New Road, Dinnington Sheffield**

A MOST UNIQUE AND IMPOSING DETACHED FAMILY HOME WARRANTING A FULL INSPECTION. Enjoying a prime location within walking distance of the many amenities within the village. Offering versatile and spacious accommodation and standing in lovely well tended gardens with ample parking space and garage.



### **Entrance Hall**

Front facing double glazed door with two side glazed panels. Having central heating radiator and understairs storage cupboard.

### **Lounge**

17' 8" Into Bay x 21' 9" MAX ( 5.38m Into Bay x 6.63m MAX )

Tastefully decorated lounge with feature fireplace. Having wooden and carpeted flooring. Rear facing double glazed bay window and further double glazed window and door leading onto rear garden.

### **Dining Room**

15' 5" Into bay x 11' 7" ( 4.70m Into bay x 3.53m )

Having a continuation of the wooden flooring with feature fireplace and inset gas fire. French doors leading into lounge and decorative coving to ceiling. Front facing double glazed bow window with curved central heating radiator.

### **Kitchen**

15' 8" x 8' 9" ( 4.78m x 2.67m )

Modern kitchen having a range of cream gloss wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Integrated appliances include 70/30 fridge freezer, double electric oven, dishwasher and washing machine. Gas hob with extractor fan over. Tiled flooring and central heating radiator. Front facing double glazed bow window.

### **Rear Hallway**

Rear half glazed door leading into rear hallway with tiled flooring and double glazed window. Door leading to garage.

### **Cloakroom**

Having low flush WC and pedestal wash hand basin. Side facing double glazed window and central heating radiator.

### **Stairs And Landing**

Open plan stairs rising to first floor with walk in storage cupboard and access to boarded loft space.

Two Velux windows in loft space.

### **Master Bedroom**

15' 9" x 11' 7" ( 4.80m x 3.53m )

Having front facing double glazed bow window and central heating radiator.

### **Shower Area**

Having shower enclosure and vanity wash hand basin in base unit. Central heating radiator.

### **Bedroom Two**

15' 3" Into Bow x 11' 8" ( 4.65m Into Bow x 3.56m )

Having rear facing double glazed bow window and window seat and storage. Central heating radiator.

### **Shower Area**

Shower enclosure with vanity wash hand basin in base unit. Half tiled walls and central heating radiator.

### **Bedroom Three**

8' 9" x 13' 2" Into Dormer ( 2.67m x 4.01m Into Dormer )

Having front facing double glazed window and side facing double glazed dormer window. Central heating radiator. Under eaves storage.

### **Study / Nursery**

5' 5" x 7' 1" ( 1.65m x 2.16m )

Rear facing double glazed window and central heating radiator.

### **Family Bathroom**

12' 8" MAX x 12' 8" Into doorway ( 3.86m MAX x 3.86m Into doorway )

Four piece suite comprising low flush WC within vanity unit along with sink. Panelled bath and double shower enclosure. Fully tiled walls and spot lights to ceiling. Two side facing double glazed windows and central heating radiator. Walk in storage area.

### **Outside Space**

To the front of the property is a block paved driveway allowing parking for several vehicles. Having mature plants and shrubs. Side access to the

rear private enclosed garden with pond. Summerhouse with power.

### **Integral Garage**

Having power and lighting. Housing Worcester combi boiler.



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welcome to

## New Road, Dinnington Sheffield

- IMPOSING THREE BEDROOM DETACHED PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- CONVENIENT FOR SCHOOLS AND AMENITIES
- EASY ACCESS TO MOTORWAY NETWORKS
- VIEWING ESSENTIAL

Tenure: Freehold EPC Rating: D

offers in the region of

**£320,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT102731 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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