

property details **approval form**

3 The Close, Dinnington, Sheffield, South Yorkshire, England, S25 2PU

Date: 24 January 2024

Property Ref and Version: DGT106874 - 0005

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£425,000

Tenure: Freehold

>> **key features**

- > STUNNING NEW BUILD SEMI DETACHED HOUSE
- > OF INDIVIDUAL ARCHITECTURAL DESIGN
- > FABULOUS ATRIUM AND MEZZANINE LEVEL
- > SPACIOUS ACCOMMODATION THROUGHOUT
- > EXPECTED COMPLETION EARLY SPRING
- > EPC Rating: Exempt

>> **short description**

PREPARE TO BE AMAZED!! TOTALLY UNIQUE AND STYLISH THREE BEDROOM SEMI DETACHED HOUSE. Built to high specification. Featuring a stunning ATRIUM and MEZZANINE level. EXPECTED COMPLETION EARLY SPRING BUT AVAILABLE TO VIEW NOW. Contact the Agent for further details.

>> **long description**

Truly spectacular and spacious semi detached house warranting an early viewing and enjoying a desirable cul de sac location. Contemporary design with unique features throughout. Accommodation comprises, Entrance porch, open plan kitchen/dining/living area, utility and WC. Generous master bedroom to the ground floor with dressing room and en-suite. A most impressive glass fronted atrium boasting a cathedral style ceiling and features a glass balustrade staircase rising to a most impressive mezzanine lounge area. There are two further double bedrooms both with en-suites. The property offers a forecourt to the front with planted areas and two allocated parking spaces. Conveniently located for schools and varied amenities including supermarkets, restaurants, transport links and a local friday market.. Also accessible for commuting to Sheffield, Worksop, Rotherham and Doncaster with the A57, M1 and M18 a short drive away.

>> **directions**

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>> **room description**

Entrance Porch

Opens directly into the open plan living and dining area with kitchen to the rear. The room enjoys an abundance of natural light from the spectacular front facing glass atrium. The kitchen area will be fitted with a range of Matte black base and wall units provided by Howdens and a comprehensive range of integrated appliances comprising fridge/freezer, dishwasher and electric hob and oven. There is underfloor heating with flooring provided by the Developer.

Living,dining,kitchen Area

The room enjoys an abundance of natural light provided by the front facing glass atrium. The kitchen area will be fitted with a range of Matte black base and wall units provided by Howdens and a comprehensive range of integrated appliances comprising fridge/freezer, dishwasher and electric hob and oven. There is underfloor heating with flooring provided by the Developer.

Utility Room

Having a range of base units with plumbing for washing machine.

Wc

Comprises low flush WC, hand wash basin and radiator.

Ground Floor Master Bedroom

Generous master bedroom with double glazed French doors opening out to a patio area. Underfloor heating.

En-Suite

Comprises shower enclosure, low flush WC, hand wash basin incorporated into Matte black furniture.

Upper Level

The glass balustrade staircase ascends to a most unique mezzanine lounge area which also enjoys natural light from the glass atrium window. Central heating radiator.

Bedroom Two

Having a double glazed window to the front elevation and central heating radiator.

En-Suite

Three piece suite comprising low flush WC and hand basin incorporated into Matte black furniture and shower enclosure. Central heating radiator..

Bedroom Three

Third double bedroom with central heating radiator and double glazed window to the front elevation. Central heating radiator.

En-Suite

Three piece suite comprising shower enclosure, low flush WC and hand wash basin incorporated into Matte black furniture. Central heating radiator.

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Exterior

The property is approached via a private lane extending to the driveway and two allocated parking spaces. Planted areas to the side with patio area.

Specification

1. The tenure of this property is Freehold
2. Kitchen supplier - Howdens. Integrated appliances include fridge freezer, dishwasher, electric hob and oven. Matte black units with matte black, copper and gold marble effect composite laminate worksurfaces. Plumbing for washing machine in utility room.
3. Cylinder boiler (brand TBC)
4. Fully insulated along with building regulations, 4 kW Solar, air source heat pumps and electric car charging point.
5. Wired in smoke alarms
6. Bathroom supplier TBC. 3 x 3 piece ensembles and downstairs WC. All with matte black furnishings.
7. Walls and ceiling in white. Skirting and architraves in white glass. Matte black internal doors with brushed brass handles and hinges. Underfloor heating to the ground floor and matte black radiators to the first floor. Staircase with glass balustrade.
8. TV points and USB sockets. Cat 6 cables for WIFI.
9. Gardens TBC - will be separated with fencing.
10. Driveway TBC

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>> **property images**



The floorplan is for illustrative purposes only and is not intended to be used as a contract. Measurements, floor areas, spacings and orientations are approximate. They should not be relied upon for any purpose other than for general information. No liability is taken for any error in this statement. All parties should rely on their own measurements.

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>> **floor plan**

>> **approval**

	Signature	Date
Jane Brown		
Aaron Dodwell Church View Croft		