



**Swinston Hill Road, Dinnington Sheffield S25 2SA**



**welcome to**

**Swinston Hill Road, Dinnington Sheffield**

Step in to this EFFECTIVELY EXTENDED FAMILY HOME and be prepared to be amazed by the versatile and spacious accommodation which simply goes on and on. If you are seeking a substantial property standing in an enviable plot then this one is a must for you.



### **Entrance Hallway**

Front double glazed door opens into an inviting hallway featuring a spindled staircase with understairs storage. Two central heating radiators and a built in storage cupboard.

### **Dining Room**

10' x 13' into recess ( 3.05m x 3.96m into recess )  
Featuring a fireplace with electric fire, double glazed window, radiator and French doors giving access to the lounge.

### **Lounge**

12' x 20' ( 3.66m x 6.10m )  
Generous lounge with the main focal point being the feature fireplace with inset gas fire and central heating radiator. Full length patio doors allow an abundance of natural light to the room and give access to the rear garden.

### **Garden Reception Room**

15' x 13' 1" ( 4.57m x 3.99m )  
Fabulous extension to the house and provides additional living space with a delightful outlook to the garden. Having central heating radiator, double glazed windows and French doors.

### **Kitchen**

15' max x 16' max ( 4.57m max x 4.88m max )  
Impressive kitchen fitted with a comprehensive range of base and wall units incorporating a double sink with waste disposal unit to the worktops. Space for fridge freezer, plumbing for dishwasher and further space for a Range oven. The kitchen is complimented with Karndean flooring, central heating radiator and side facing door.

### **Utility Room**

14' to garage door x 7' 10" ( 4.27m to garage door x 2.39m )  
Having a continuation of the Karndean flooring, stainless steel sink to worktop, plumbing for washing machine and radiator. Glazed panelled door with a further door allowing access to the integral garage,

### **Cloakroom Wc**

Leading off from the utility room and comprises low flush WC, hand wash basin, heated towel rail and full tile to the walls.

### **First Floor And Landing**

A traditional spindled staircase rises to a split landing with access in to the loft space and doors leading off to bedrooms .

### **Master Bedroom**

15' 1" x 16' maximum ( 4.60m x 4.88m maximum )  
Forming the rear extension to the house this master bedroom is of excellent size with double glazed windows to rear and side elevations. A range of fitted wardrobes to one wall and two central heating radiators.

### **En-Suite Bathroom**

Comprises of Victorian cast iron bath low flush WC, bidet pedestal hand wash basin and radiator. Full tiling to the walls and double glazed windows.

### **Bedroom Two**

12' x 11' ( 3.66m x 3.35m )  
A further generous bedroom with double glazed window to the rear elevation, fitted wardrobes and radiator. Door to the en-suite shower room.

### **Shower Room**

Featuring a double shower enclosure with electric shower, low flush WC, hand wash basin and central heating radiator.

### **Bedroom Three**

10' x 11' ( 3.05m x 3.35m )  
Having fitted wardrobes to one wall, radiator and double glazed window to the front elevation.

### **Bedroom Four**

10' 11" x 7' ( 3.33m x 2.13m )  
Currently utilised as a craft room with built in wardrobes, central heating radiator and double glazed front facing window.

### **Study**

7' into doorway x 7' max ( 2.13m into doorway x 2.13m max )  
Ideal upstairs office room with central heating radiator and double glazed window.

### **Family Bathroom**

Well proportioned family bathroom comprising panelled bath low flush WC, pedestal hand wash basin and separate shower enclosure with electric shower. Central heating radiator and double glazed window.

### **Exterior And Gardens**

Ample parking to the front of the property allowing parking for several vehicles. To the rear of the property is a well tended garden predominantly laid to lawn being well stocked with a variety of mature plants and shrubs together with a patio area for garden furniture. The garden is not overlooked allowing for a degree of privacy.

### **Integral Garage**

With up and over door, power and lighting and housing the Vaillant combination boiler.



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welcome to

## Swinston Hill Road, Dinnington Sheffield

- TRADITIONAL DETACHED PROPERTY
- EFFECTIVELY EXTENDED THROUGHOUT
- VERSTAILE AND SPACIOUS ACCOMMODATION
- LOVELY GARDENS AND AMPLE PARKING
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: D

offers in excess of

**£490,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT107064 - 0004

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