



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.



view this property online williamhbrown.co.uk/Property/DGT107064



welcome to

Swinston Hill Road, Dinnington Sheffield

- EXCELLENT FAMILY HOME
- EFFECTIVELY EXTENDED THROUGHOUT
- VERSATILE AND SPACIOUS ACCOMMODATION
- LOVELY GARDENS AND AMPLE PARKING
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DGT107064](https://www.williambrown.co.uk/Property/DGT107064)



Property Ref:
DGT107064 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01909 568811



dinnington@williambrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williambrown.co.uk](https://www.williambrown.co.uk)