



**Fallon Close, Dinnington Sheffield S25 3QJ**



**welcome to**

**Fallon Close, Dinnington Sheffield**

EFFECTIVELY EXTENDED FOUR BEDROOM DETACHED HOUSE.....Perfect for the growing family and warrants a full inspection being well maintained throughout . COMPETITIVELY PRICED AT £270,000



### **Entrance Hall**

Front facing double glazed door leading into inviting hallway having laminate flooring and understairs storage cupboard.

### **Cloakroom**

Low flush WC and pedestal wash hand basin. Having tiled flooring, rear facing double glazed window and central heating radiator.

### **Lounge**

22' 5" x 11' 3" ( 6.83m x 3.43m )

Spacious lounge having front and side facing double glazed windows and two central heating radiators.

### **Dining Room**

8' 4" x 10' 5" ( 2.54m x 3.17m )

Front facing double glazed and central heating radiator.

### **Kitchen**

13' 8" x 12' 10" ( 4.17m x 3.91m )

Modern fitted kitchen with a range of shaker style units set above and below worksurfaces incorporating one and half bowl sink and drainer. Having built in electric oven and gas hob with cooker hood over, plumbing for dishwasher, washing machine and space for fridge freezer. Tiled flooring and spotlights to ceiling, side facing double glazed window and central heating radiator.

### **Family Room**

10' 3" x 14' 7" ( 3.12m x 4.45m )

Extension from the kitchen. Having laminate flooring and benefiting from underfloor heating. Front and rear facing velux windows, rear facing double glazed windows and side facing double glazed patio doors.

### **Stairs And Landing**

Stairs rising to first floor having airing cupboard housing tank.

### **Master Bedroom**

11' 1" x 11' 5" ( 3.38m x 3.48m )

Fitted wardrobes to one wall providing storage. Side

facing double glazed window, central heating radiator and door leading to..

### **Ensuite**

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Partial tiling to walls and spotlights to ceiling. Side facing double glazed window and heated towel rail.

### **Bedroom Two**

13' 1" Into recess x 10' 6" ( 3.99m Into recess x 3.20m )

Fitted wardrobes to one wall giving storage. Front facing double glazed window and central heating radiator.

### **Bedroom Three**

9' x 11' 4" Into recess ( 2.74m x 3.45m Into recess )

Fitted wardrobes to one wall giving storage. Side facing double glazed window and central heating radiator.

### **Bedroom Four**

9' x 8' 10" Into recess ( 2.74m x 2.69m Into recess )

Rear facing double glazed window and central heating radiator.

### **Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mains fed shower over. Partial tiling to walls and laminate flooring. Side facing double glazed window and central heating radiator.

### **Outside Space**

Open plan pebbled frontage with driveway allowing parking for 3 vehicles. To the rear is an enclosed garden with low maintenance pebbled area and patio seating area perfect for garden furniture.

### **Detached Garage**

Three quarters converted garage - having vinyl flooring, electrics and spotlights to ceiling. Other quarter used for storage having manual roller door, power and lighting.



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## Fallon Close, Dinnington Sheffield

- EFFECTIVELY EXTENDED TO THE GROUND FLOOR
- LOW MAINTENANCE GARDENS
- AMPLE OFF ROAD PARKING
- MODERN DETACHED FAMILY HOME
- ENSUITE MASTER BEDROOM

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107178 - 0006

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