



Cramfit Crescent, Dinnington Sheffield S25 2XQ

welcome to

Cramfit Crescent, Dinnington Sheffield

LOOKING TO UPSIZE? Exceptionally well presented four bedroom detached property in a very sought after estate in Dinnington with off road parking, enclosed rear garden and integral garage. Close to local amenities together with schools and transport links. ****PRICE - £300,000*****



Entrance Hall

Front facing double glazed composite door leading into hallway having laminate flooring and central heating radiator.

Cloakroom

Having low flush WC and vanity wash hand basin. Vinyl flooring, heated towel rail and side facing double glazed window.

Lounge

15' 8" Into bay x 11' 8" (4.78m Into bay x 3.56m)
Spacious lounge with rear facing double glazed patio door and central heating radiator.

Dining Room

11' x 8' 4" (3.35m x 2.54m)
Having laminate flooring throughout. Two front facing double glazed window and central heating radiator.

Kitchen

13' 3" x 9' 6" (4.04m x 2.90m)
Modern fitted kitchen with a range of high gloss wall and base units set above and below worksurfaces incorporating inset sink and drainer. Integrated appliances include, fridge freezer, and washing machine. Electric oven and microwave within housing unit and gas hob with cookerhood over. Tiled flooring, rear facing double glazed window and rear facing double glazed composite door leading onto rear garden. Central heating radiator,

Stairs And Landing

Stairs rising to first floor having side facing double glazed window and central heating radiator. Access to loft space and storage cupboard.

Master Bedroom

11' 4" x 9' 9" (3.45m x 2.97m)
Fitted wardrobes to one wall. Two front facing double glazed windows and central heating radiator. Door leading to..

Ensuite

Three piece suite comprising low flush WC, vanity wash hand basin and shower enclosure with mains fed shower. Partial tiling to walls and tiled flooring. Heated towel rail and side facing double glazed window.

Bedroom Two

10' 2" Into recess x 10' 4" (3.10m Into recess x 3.15m)
Built in wardrobes to one wall. Rear facing double glazed window and central heating radiator.

Bedroom Three

10' 2" Into recess x 10' 9" (3.10m Into recess x 3.28m)
Rear facing double glazed window and central heating radiator.

Bedroom Four

8' 11" Into recess x 9' 4" (2.72m Into recess x 2.84m)
Two front facing double glazed windows and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin in base unit and walk in shower with rainfall shower over. Full wall tiling, floor tiling and spotlights to ceiling. Heated towel rail and side facing double glazed window.

Outside Space

Outside the property benefits from off road parking for two vehicles. Open plan frontage with artificial turf and pebbled borders. To the rear is a laid to lawn garden with patio area perfect for garden furniture and further decked area.

Integral Garage

Having manual up and over door, power and lighting. Wall mounted combi boiler.



view this property online williamhbrown.co.uk/Property/DGT107155



welcome to

Cramfit Crescent, Dinnington Sheffield

- FOUR BED DETACHED FAMILY HOME
- OFF ROAD PARKING
- INTEGRAL GARAGE
- WELL MAINTAINED THROUGHOUT
- CLOSE TO SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DGT107155](https://www.williamhbrown.co.uk/Property/DGT107155)



Property Ref:
DGT107155 - 0002

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@williamhbrown.co.uk



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



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