



All Saints Meadows, Dinnington SHEFFIELD S25 3UD

welcome to

All Saints Meadows, Dinnington SHEFFIELD

GREAT FAMILY HOME NOT TO BE MISSED....Located within a cul de sac of similar properties and within a short distance of a host of shops and other amenities in Dinnington. Easy access to motorway connections allowing commuting to major towns. £300,000 - £310,000 Guide Price



Entrance Hallway

Double glazed door opens into an inviting hallway complimented with wood panelling to half wall and tiling to the floor. Central heating radiator.

Cloakroom/Wc

Comprises of vanity hand basin, low flush WC, tiling to the floor, radiator and double glazed window.

Kitchen Area

11' x 10' (3.35m x 3.05m)

Impressive kitchen fitted with a range of grey shaker style base and wall units. A generous run of worktops incorporating a one and a half sink and drainer. Integrated appliance comprise of dishwasher, fridge/freezer, double oven in housing unit. Plumbing for washing machine. radiator and tiling to the floor. From the kitchen there is direct access into the sun lounge.

Sun Lounge

14' x 10' 10" (4.27m x 3.30m)

A most useful addition to living space is this sun lounge/family room which overlooks the garden. Having central heating radiator.

Lounge

16' into bay x 12' into recess (4.88m into bay x 3.66m into recess)

Attractively decorated lounge with rear facing double glazed door and window set in to a bay. Central heating radiator and electric stove.

Dining Room

13' into bay x 7' (3.96m into bay x 2.13m)

Having front facing double glazed bay window, central heating radiator.

First Floor & Landing

Having airing cupboard, additional storage cupboard and central heating radiator.

Bedroom One

15' x 14' into recess (4.57m x 4.27m into recess)

Master bedroom featuring built in wardrobes and matching dressing unit. Two front facing double glazed windows, central heating radiator.

En-Suite

Comprises of a double walk in shower enclosure. vanity hand basin and low flush WC set into white gloss back to wall units., Heated towel rail and laminate panelling to the walls.

Bedroom Two

9' x 11' 3" to side of wardrobe (2.74m x 3.43m to side of wardrobe)

Good sized second bedroom having a further range of built in wardrobes, central heating radiator and double glazed window to the rear elevation.

Bedroom Three

10' to doorway x 9' (3.05m to doorway x 2.74m)

Rear facing bedroom having double glazed window and central heating radiator.

Bedroom Four

9' x 9' (2.74m x 2.74m)

This is a generous single bedroom with double glazed window and radiator.

Family Bathroom

Having a P shaped bath, rainfall shower, low flush WC, vanity hand basin with base unit beneath. Laminate panelling to the walls, heated towel rail and double glazed window.

Exterior And Gardens

The front of the property provides ample parking to a double width driveway. The rear garden is not overlooked and has a decked patio area, artificial turf and the main focal point being the stream with bridge and waterfall. The garden is well stocked with plants and shrubs and has outside electric and water supplies.

Garage

The attached garage has power and lighting.



view this property online williamhbrown.co.uk/Property/DGT107223



welcome to

All Saints Meadows, Dinnington SHEFFIELD

- WELL PRESENTED AND SPACIOUS FOUR BEDROOM DETACHED HOUSE
- OFFERS GREAT FAMILY ACCOMMODATION
- CUL DE SAC POSITION
- POPULAR RESIDENTIAL AREA
- £300,000 - £310,000 Guide Price

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107223



Property Ref:
DGT107223 - 0004

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