



Roddis Close, Dinnington Sheffield S25 2XH

welcome to

Roddis Close, Dinnington Sheffield

WOW WHAT A GEM OF A PROPERTY!....this extended four bedroom detached property is not to be missed. Offering fabulous family accommodation throughout and located on an established residential development. Don't miss out call us now to book your viewing!.



Entrance Hallway

Composite front entrance door, laminate flooring and central heating radiator.

Cloakroom/Wc

Having low flush WC, pedestal hand wash basin, radiator and tiling to walls.

Lounge

15' 7" into bay x 11' 9" into recess (4.75m into bay x 3.58m into recess)

Tastefully decorated lounge with carpet flooring, gas fire and radiator. Double glazed rear facing bay window.

Dining Room

11' 1" x 8' 4" (3.38m x 2.54m)

Front facing room having two double glazed window, radiator and laminate flooring.

Kitchen

13' 2" x 17' 4" maximum (4.01m x 5.28m maximum)

Impressive kitchen fitted with a comprehensive range of base and wall units set above and below worksurfaces with additional island breakfast bar.

Inset stainless sink and drainer, plumbing for washing machine and central heating radiator. Integrated appliances comprise of electric oven, induction hob with extractor over, dishwasher and fridge freezer. Double glazed rear window and door. The kitchen is complimented with laminate flooring.

Conservatory

9' 6" x 10' 5" (2.90m x 3.17m)

Having an outlook to the garden the conservatory is of brick construction with UPVC windows. Underfloor heating and two central heating radiators.

First Floor And Landing

Double glazed window to the side elevation, access to the loft space.

Master Bedroom

11' 4" x 9' 9" (3.45m x 2.97m)

Fitted with a range of built in wardrobes, carpet

flooring, central heating radiator and double glazed window to rear elevation.

En-Suite

Comprises low flush WC, pedestal hand wash basin, shower enclosure with electric shower, central heating radiator. Full tiling to the walls and double glazed window.

Bedroom Two

10' 1" into recess x 10' 5" (3.07m into recess x 3.17m)

Rear facing bedroom having laminate flooring, double glazed window, central heating radiator and built in wardrobe.

Bedroom Three

10' 2" into recess x 10' 8" (3.10m into recess x 3.25m)

Rear facing bedroom having laminate flooring, radiator and built in wardrobe. Double glazed window.

Bedroom Four

9' into recess x 9' 4" (2.74m into recess x 2.84m)

Having carpet flooring, radiator and two double glazed windows.

Family Bathroom

Three piece suite comprising panelled bath, vanity hand basin and low flush WC. Shower enclosure with mains shower, partial tiling to the walls, radiator and double glazed window.

Loft Space

The property boasts a spacious loft area ideal for storage with laminate flooring and two rear Velux windows. This area offers further development potential subject to planning..

Exterior

The property enjoys a corner position with a generous driveway allowing parking for three vehicles.

Rear Garden

Well established lawned garden featuring various

shrubs and plants to pebbled borders. Patio area for garden furniture.

Integral Garage

Having electric roller door, power and lighting. The garage houses the wall mounted combi central heating boiler.

Disclaimer

Our Vendor has informed us that the rear garden is South Westerly facing but this has not been verified by William H Brown.



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welcome to

Roddis Close, Dinnington Sheffield

- EFFECTIVELY EXTENDED FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED AND TASTEFULLY DECORATED
- NO UPWARD CHAIN
-
-

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£315.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107412 - 0011

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