



Cottongrass Gardens, Dinnington SHEFFIELD S25 2DF

welcome to

Cottongrass Gardens, Dinnington SHEFFIELD

LOOKING TO UPSIZE? Exceptionally well presented four bedroom detached home on a very sought after new development in Dinnington with off road parking, enclosed rear garden and double garage! Close to local amenities together with schools and transport links. ***PRICE - £450,000***



Entrance Hall

Luxury vinyl tiled flooring, under stairs storage cupboard and front facing double glazed composite entrance door.

Cloakroom

Luxury vinyl tiled flooring, low flush WC, wash hand basin, central heating radiator and side facing double glazed window.

Lounge

15' 3" x 15' 6" (4.65m x 4.72m)

Luxury vinyl tiled flooring, two central heating radiators, front facing double glazed window and side facing double glazed window.

Reception Room

12' 2" x 9' (3.71m x 2.74m)

Carpet flooring, central heating radiator and front facing double glazed window.

Kitchen Diner

14' 7" x 22' 9" (4.45m x 6.93m)

Modern fitted kitchen diner with a range of wall and base units set above and below worksurfaces incorporating breakfast bar, inset sink, electric oven, induction hob, dishwasher, wine cooler and space for fridge freezer. Luxury vinyl tiled flooring, two central heating radiators, side facing double glazed window, rear facing double glazed window and rear facing double glazed patio doors.

Utility Room

7' 4" x 6' 1" (2.24m x 1.85m)

Fitted units, luxury vinyl tiled flooring, plumbing for washing machine and rear facing double glazed composite door.

Stairs And Landing

Carpet flooring, front facing double glazed window, cupboard housing water tank and access to the loft.

Bedroom One

12' 5" To wardrobe x 13' 3" (3.78m To wardrobe x 4.04m)

Carpet flooring, central heating radiator, fitted

wardrobes and front facing double glazed window.

En Suite

Three piece suite comprising low flush WC, wash hand basin and shower cubicle. Luxury vinyl tiled flooring, full wall tiling, central heating radiator and side facing double glazed window.

Bedroom Two

11' 10" x 9' (3.61m x 2.74m)

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Three

11' 4" x 11' 10" Into bay (3.45m x 3.61m Into bay)

Carpet flooring, central heating radiator and rear facing double glazed window.

Bedroom Four

11' 9" Into bay x 9' 3" (3.58m Into bay x 2.82m)

Carpet flooring, central heating radiator, side facing double glazed window and rear facing double glazed window.

Bathroom

Four piece suite comprising low flush WC, wash hand basin, paneled bath and shower cubicle. Luxury vinyl tiled flooring, full wall tiling, central heating radiator and rear facing double glazed window.

Outside Space

To the front of the property is a lawned garden, to the rear of the property is a lawned garden, pebbled borders, patio seating areas and raised borders.

Garage

Detached double garage with power, lighting, storage above and two manual up & over doors. There is also off road parking for two vehicles in front of the garage.



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Cottongrass Gardens, Dinnington SHEFFIELD

- FOUR BEDROOM DETACHED HOME
- MODERN THROUGHOUT
- DOUBLE GARAGE
- EN SUITE TO MASTER BEDROOM
- SPACIOUS THROUGHOUT

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107453 - 0003

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