



**Cottongrass Gardens, Dinnington Sheffield S25 2DE**



**welcome to**

**Cottongrass Gardens, Dinnington Sheffield**

LOOKING FOR YOUR FOREVER MOVE? Exceptionally well presented modern five bedroom detached home located in a sought after area of a new development in Dinnington with off road parking, double garage and enclosed rear garden! \*\*\*PRICE - £580,000\*\*\*



### Entrance Hall

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

### Cloakroom

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

### Lounge

19' 11" x 13' 1" ( 6.07m x 3.99m )

Carpet flooring, electric fire, front facing double glazed window and two central heating radiators.

### Snug

12' 9" x 11' 8" ( 3.89m x 3.56m )

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

### Kitchen Diner

16' 6" x 19' 9" ( 5.03m x 6.02m )

Fitted shaker kitchen with a range of wall and base units set above and below worksurfaces incorporating inset sink, electric oven, gas hob, fridge freezer, dishwasher and wine cooler. Luxury vinyl tiled flooring, central heating radiator, rear facing double glazed window and rear facing double glazed patio doors.

### Utility Room

12' 3" x 7' 1" ( 3.73m x 2.16m )

Fitted shaker units with plumbing for washing machine, central heating radiator, luxury vinyl tiled flooring and rear facing double glazed composite door.

### Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, central heating radiator and cupboard housing water tank.

### Bedroom One

17' 5" To wardrobe x 11' 4" ( 5.31m To wardrobe x 3.45m )

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

### En Suite

Three piece suite comprising low flush WC, wash hand basin and rainfall shower cubicle. Luxury vinyl tiled flooring, partial wall tiling, heated towel rail and rear facing double glazed window.

### Bedroom Two

13' 4" x 12' 4" ( 4.06m x 3.76m )

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

### En Suite To (bedrooms 2 & 4)

Three piece suite comprising low flush WC, wash hand basin and rainfall shower cubicle. Luxury vinyl tiled flooring, partial wall tiling, heated towel rail and side facing double glazed window.

### Bedroom Three

11' 2" x 13' 1" ( 3.40m x 3.99m )

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

### Bedroom Four

13' 11" x 12' 5" ( 4.24m x 3.78m )

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

### Bedroom Five

9' 2" x 9' 8" ( 2.79m x 2.95m )

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

### Office

9' 1" x 7' 2" ( 2.77m x 2.18m )

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

### Bathroom

Four piece suite comprising low flush WC, vanity wash hand basin, paneled bath and shower cubicle. Luxury vinyl tiled flooring, partial wall tiling, and heated towel rail.

### Outside Space

To the front of the property is a driveway for several

vehicles and a lawned garden with borders. To the rear is a lawned garden and patio seating areas with views over fields.

### Garage

Double garage with power and lighting.



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## Cottongrass Gardens, Dinnington Sheffield

- FIVE BEDROOM DETACHED HOME
- EXCEPTIONALLY WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE & DRIVEWAY
- TWO EN SUITES + FAMILY BATHROOM
- 8 YEARS NHBC REMAINING

Tenure: Freehold EPC Rating: B

Council Tax Band: F

**£580,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107510 - 0005

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