



**Carson Avenue, Dinnington Sheffield S25 3QP**



**welcome to**

**Carson Avenue, Dinnington Sheffield**

LOOKING TO UPSIZE? Exceptionally well presented five bedroom detached family home in the popular residential area of Laughton Common with off road parking and detached garage. Close to local amenities, schools & transport links. \*\*\*OFFERS IN THE REGION OF £350,000\*\*\*



### Entrance Hall

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

### Cloakroom

Low flush WC, wash hand basin, central heating radiator and rear facing double glazed window.

### Lounge

22' 4" x 10' 10" ( 6.81m x 3.30m )

Carpet flooring, front facing double glazed window, two central heating radiators and rear facing double glazed patio doors. The main focal point of the room being the 3m media wall with surround lighting and shelving.

### Dining Room

8' 7" x 10' 5" ( 2.62m x 3.17m )

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

### Kitchen

13' 8" x 12' 11" ( 4.17m x 3.94m )

Fitted kitchen with a range of gloss units set above and below worksurfaces with upstands and splashback on cooker. Inset stainless steel sink and drainer, double electric oven, gas hob & extractor fan, dishwasher and plumbing for washing machine. Built on 60/40 fridge /freezer. Useful space for tumble dryer, dining table and chairs and understairs storage area. Vinyl flooring, central heating radiator and rear facing double glazed patio doors. The kitchen houses the Worcester boiler.

### Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, two central heating radiators and storage cupboards.

### Bedroom One

17' 8" Into recess x 10' 5" ( 5.38m Into recess x 3.17m )

Carpet flooring, central heating radiator, two built in wardrobes and front facing double glazed window.

### En Suite

Three piece suite comprising low flush WC, wash hand basin and double shower cubicle. Partial wall tiling, central heating radiator and rear facing double glazed window.

### Bedroom Two

11' 2" x 10' 11" ( 3.40m x 3.33m )

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

### En Suite

Three piece suite comprising low flush WC, wash hand basin and shower cubicle, central heating radiator and front facing double glazed window.

### Bedroom Three

14' 7" x 10' 11" ( 4.45m x 3.33m )

Carpet flooring, central heating radiator, two double built in wardrobes, front facing double glazed window and side facing double glazed window.

### Jack And Jill En-Suite

Low flush WC, wash hand basin, shower cubicle, central heating radiator and rear facing double glazed window.

### Bedroom Four

14' 7" x 10' 7" ( 4.45m x 3.23m )

Carpet flooring, central heating radiator, storage cupboards, built in double wardrobe, front facing double glazed window and side facing double glazed window.

### Bedroom Five/Office

8' 10" x 8' 1" ( 2.69m x 2.46m )

Carpet flooring, central heating radiator and rear facing double glazed window. Built in single wardrobe.

### Bathroom

Three piece suite comprising low flush WC, wash hand basin and paneled bath with mains shower over. Carpet flooring, partial wall tiling, central heating radiator and rear facing double glazed

window.

### Outside Space

To the front of the property is a driveway for several vehicles, a walled around lawned garden with metal railings and gate complimented with pebbled borders. To the rear of the property is a patio seating area, decked seating area, lawned garden and summer house. Providing a degree of privacy is the 6ft wall to the whole rear of the house with fencing and gate.

### Garage

Detached garage with power, lighting and manual up & over door. In addition the garage is carpeted with four tier shelving providing ample storage space.



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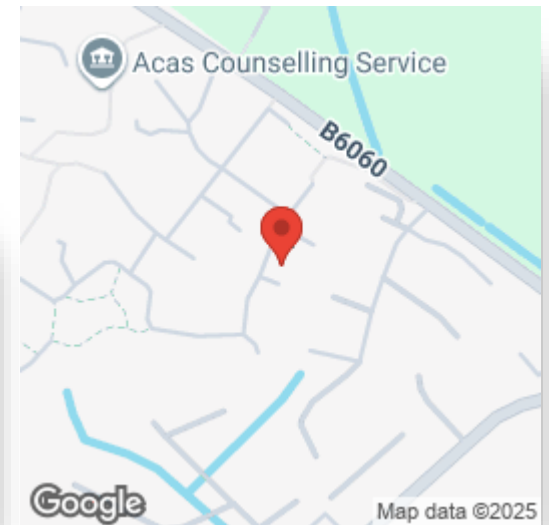
**welcome to**

## **Carson Avenue, Dinnington Sheffield**

- IMMACULATELY PRESENTED FIVE BEDROOM DETACHED HOME,
- OFF ROAD PARKING, DRIVEWAY FOR 3 CARS , DETACHED GARAGE
- BUILT IN WARDROBES TO ALL BEDROOMS
- NEWLY PAINTED FRONT RENDER AND RE-PAINTED THROUGHOUT
- ALARM SYSTEM AND CCTV

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

offers in the region of



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107595 - 0004

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**william h brown**



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**