



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. ***OFFERS OVER - £430,000***



Entrance Hallway

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

Cloakroom/Wc

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)

Attractive lounge featuring 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)

Spacious, 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

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.

Landing

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

Master Bedroom

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

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

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.

Exterior

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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welcome to

Cottongrass Gardens, Dinnington Sheffield

- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED ON A NEW DEVELOPMENT
- WELL MAINTAINED AND TASTEFULLY DECORATED
- CONVENIENTLY PLACED FOR SCHOOLS AND AMENITIES
- ***NHBC REMAINING***

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

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107722 - 0005

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.

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