



Cottongrass Gardens, Sheffield, S25 2DF

£410,000

Impressive detached house on corner plot with double garage. Modern living dining kitchen with quartz worktops & appliances, 2 further reception rooms, 4 double bedrooms, contemporary bathroom, en suite & WC plus utility room. Upgraded gardens. Ready to move in with flooring & blinds.



2 Cottongrass Gardens, Dinnington, Sheffield, S25 2DF

We are delighted to offer for sale this modern 4 double bedroom detached house located on a corner plot within a popular development with access to amenities and transport links. Having been constructed in 2023 the property still benefits from over 7 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and appliances & utility room plus contemporary 4 piece bathroom, en suite and WC. Items of particular note include the media wall with remote controlled fire plus walk in bay window to the lounge, walk in bay window with French doors to the living dining kitchen plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, sitting room, living dining kitchen, utility room and WC. There are 4 double bedrooms, the master with en suite plus a modern 4 piece bathroom accessed from the first floor landing.

The property occupies a corner plot with well presented rear walled gardens having been substantially upgraded by the current owners with large patio area and quality lawns with external power and tap. There is a double garage with power and light accessed via a double driveway.

Tenure - Freehold
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With luxury flooring. Access to store.

Lounge 15'5"(max) x 15'2"(max) (4.70m(max) x 4.64m(max))

A light dual aspect room having a feature walk in bay window plus media wall with remote controlled electric fire. With luxury flooring and blinds.

Sitting Room 12'2" x 9'0" (3.72m x 2.75m)

With carpets and blinds.

Living Dining Kitchen 22'10"(max) x 14'7"(max) (6.96m(max) x 4.45m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus breakfast bar. With double oven, induction hob, hood, dishwasher and wine cooler. With luxury flooring plus window blinds. Having a feature walk in bay window with French doors leading to the rear garden.



Utility 7'4" x 6'1" (2.25m x 1.87m)

Having modern units with complimenting quartz worktops and upstands plus luxury flooring. Door leading to rear garden.



WC 6'0" x 2'11" (1.85m x 0.90m)

Having contemporary white sanitary ware with tiling and luxury flooring.

FIRST FLOOR

Landing

Galleried with fitted carpets. Access to airing cupboard.

Bedroom 1 14'6"(max) x 13'3"(max) (4.44m(max) x 4.06m(max))

With fitted wardrobes and carpets.



En Suite 7'10"(max) x 5'6"(max) (2.40m(max) x 1.70m(max))

Having contemporary white sanitary ware with wall tiling, recessed spot lights and luxury flooring.

Bedroom 2 11'4"(max) x 10'11"(max) (3.46m(max) x 3.35m(max))

With fitted carpets.

Bedroom 3 11'9"(max) x 9'3"(max) (3.59m(max) x 2.83m(max))

A light dual aspect room with fitted carpets.



Bedroom 4 11'10" x 9'0" (3.62m x 2.76m)

With fitted carpets.

Bathroom 8'5"(max) x 8'5"(max) (2.58m(max) x 2.57m(max))

Having a contemporary white 4 piece suite with separate bath and shower plus wall tiling, vanity basin and recessed spot lights plus luxury flooring.



EXTERNAL

The property occupies a corner plot with well presented rear walled gardens having been substantially upgraded by the current owners with large patio area and quality lawns with external power and tap. There is a double garage with power and light accessed via a double driveway.



