



Trusdale Avenue, Sheffield, S25 2DA

£280,000

Modern detached house on recently finished popular development. Modern dining kitchen & separate utility room with appliances plus contemporary bathroom, en suite & WC. Well presented gardens plus driveway & detached garage.



11 Trusdale Avenue, Dinnington, Sheffield, S25 2DA

We are delighted to offer for sale this modern detached house located on a popular recently finished development with access to amenities and transport links. Having been constructed by Taylor Wimpey Homes in March 2024 the property is still covered by its New Build 2 year Warranty and has over 8 years remaining of its New Build Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen and utility room with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus wardrobes to bedrooms 1 and 2. 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, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well maintained gardens with patio, lawns plus external tap and power. There is a driveway with parking for 3 cars leading to a detached garage with power and light.

Tenure - Freehold
Estate Management Fee - Not yet collected
Council tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 14'4" x 11'10" (4.37m x 3.63m)

With carpets and blinds.

Dining Kitchen 18'9" x 11'0" (5.72m x 3.37m)

Having a comprehensive range of modern wall and base units with complimenting

laminite worktops and upstands plus glass splash back. With double oven, 5 ring hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights plus French doors to rear. With fitted flooring and blinds.

Utility Room 5'7" x 4'3" (1.71m x 1.30m)

Having modern units, laminite worktops plus washing machine and vinyl flooring.

WC 6'0" x 4'1" (1.83m x 1.27m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 11'9" x 10'9" (3.60m x 3.28m)

With wardrobes, carpets and blinds.

En Suite 6'6" x 4'10" (1.99m x 1.49m)

Having contemporary white sanitary ware with tiling, recessed spot lights, chrome ladder radiator and vinyl flooring.

Bedroom 2 11'6" x 9'2" (3.51m x 2.80m)

With wardrobes, carpets and blinds.

Bedroom 3 10'9"(max) x 9'3"(max) (3.30m(max) x 2.82m(max))

With carpets and blinds.

Bedroom 4 7'8" x 7'3" (2.36m x 2.22m)

With carpets and blinds.

Bathroom 6'7" x 5'5" (2.03m x 1.67m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator and vinyl flooring.

EXTERNAL

The property benefits from well maintained gardens with patio, lawns plus external tap and power. There is a driveway with parking for 3 cars leading to a detached garage with power and light.





PROPERTY
PERSPECTIVE



PROPERTY
PERSPECTIVE

