



## Nicholson Close Dinnington

This extended detached home benefits from a corner plot and a fabulous sunny aspect. The front door opens to an entrance hallway and a beautiful dining room, there is an inner hallway with ground floor WC, an elegant breakfasting kitchen and an exceptional orangery with doors opening into the garden. Stairs lead to the first floor landing, a comfortable principal bedroom, with en-suite shower room, family bathroom and a further two bedrooms. Externally there is a driveway to the front, a store room that was previously the garage and a utility room/store accessed from the side of the property. There is an impressive low maintenance rear garden with artificial grass and paving and an enclosed paved area to the side. Dinnington is a popular location with excellent amenities including transport links, village shop, a highly regarded first school, pubs, restaurants and hairdressers.

**Offers Over: £310,000**

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## Entrance Hall

The entrance hall has a double-glazed door to the front, carpeted flooring and a radiator.

## Dining Room 11 x 14'5 (3.35m x 4.39m)

This impressive room has a double-glazed window to the front, a wood effect flooring area, carpeted flooring area, feature electric fire and a radiator.

## Inner Hallway

With wood effect flooring, radiator, carpeted stairs to the first floor and doors to the dining room, kitchen and WC.

## WC

A convenient room with WC, wash hand basin, tiled splashback, radiator and vinyl flooring.

## Breakfasting Kitchen 20'3 x 8'05 (6.17m x 2.56m)

The current owner has upgraded the kitchen to an exceptional standard. There is a range of wall and base units with chorion work surfaces, sink unit inset, an integrated double oven, five burner gas hob, cooker hood, tiled flooring, integrated dishwasher and washing machine, radiator and storage cupboard.

## Orangery 17'1 x 11'10 (5.20m x 3.60m)

This luxurious room benefits from a double-glazed window and French doors to the garden, tiled flooring, a lantern ceiling with spotlights, feature alcoves with spotlights and under floor heating throughout.

## First Floor Landing

A carpeted landing with double glazed window to the side, loft access, radiator and storage cupboard.

## Bedroom One 10'7 x 10'10 (3.22m x 3.30m)

A comfortable double bedroom with double glazed window to the front, carpeted flooring and radiator.

## En-suite Shower Room

With shower enclosure, WC, wash hand basin, vinyl flooring, radiator, part tiled walls and extractor fan.



## Bathroom

A stylish modern bathroom with wash hand basin, bath tub with shower over, WC, radiator, vinyl flooring, extractor fan, part tiled walls and double-glazed window to the front.

## Bedroom Two 10'11 x 9'3 (3.32m x 2.81m)

A charming double bedroom with double glazed window to the rear, carpeted flooring and radiator.

## Bedroom Three 12'4 max into recess x 9'1 (3.75m x 2.76m)

This double bedroom has a double-glazed window to the rear, carpeted flooring and radiator.

## Garden

The property occupies a sizeable corner plot with a generous driveway leading to the store, a low maintenance garden with paved areas, fence boundaries and artificial lawn.

## Store 8'3 x 5'8 (2.51m x 1.74m)

Roller shutter door, light and power.

## Utility/store 8'5 x 12 (2.56m x 3.65m)

This room was previously the garage and has fitted base units, work surfaces, a sink unit inset, central heating boiler, wood effect flooring and spaces for appliances.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

## MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from May 2017

Ground Rent: £100 per annum.

Service Charge: £200 per annum

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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ROCK MATTHEWS SAYER

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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