

## Marketing Preview



**1 Broadoaks Road, Dinnington, Sheffield, S25 2XY**

**£295,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**



**\*\* GUIDE PRICE £295,000 - £315,000\*\*** Ready to move into!  
Situating at the beginning of the estate on a generous end plot!  
This four double bedroomed property has a downstairs WC and Master bedroom with ensuite bathroom. Ample off road parking, low maintenance rear garden. Situated within close proximity to shops and schools.

### SUMMARY

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### HALLWAY

Entrance through a composite door with obscure glass panel and side window. Neutrally decorated with wood effect flooring. Two ceiling lights, stylish radiator and under stairs storage cupboard. Solid oak balustrading, Doors to the WC, lounge and kitchen/diner.

### WC 2'8" x 3'2"

A handy downstairs WC and vanity unit with wash basin. Fully tiled wall and floor. Ceiling light, extractor fan and radiator.

### LOUNGE 15'1" x 12'0"

A good sized lounge with walk in box window overlooking the rear garden. Ceiling light, radiator and TV point. Feature wallpapered wall and carpeted flooring.

### KITCHEN/DINER 8'8" x 26'3"

Fitted with ample modern high gloss wall and base units with contrasting worktops and tiled splashbacks. One and a half sink with chrome mixer tap. Integrated electric oven, hob and chimney hood extractor fan. Integrated microwave, space for a full fridge/freezer and automatic washing machine. Recess spot lights, radiator and wood effect flooring. Walk in box window and door to the conservatory.

### CONSERVATORY 9'4" x 7'10"

Handy extra living space with wall lights and wood effect flooring. Door to the garden.

### STAIRS AND LANDING

Neutrally decorated with carpeted stairs rise to the first floor landing. Ceiling light, smoke alarm and radiator. Access to the loft with fixed ladder and part boarding, Doors to the four bedrooms and bathroom.

### MASTER BEDROOM 15'1" x 10'10"

A good sized double bedrooms with three feature windows creating brightness. Ceiling light, radiator and built in wardrobes. Feature wallpapered wall and carpeted flooring.

### EN SUITE 8'7" x 5'4"

Fully tiled walls and flooring, bath with mixer tap, shower cubicle with rain head shower. Recess spot lights, stylish radiator and obscure glass window.

### BEDROOM 2 8'7" x 13'10"

A further double bedroom with painted walls and wood effect flooring. Ceiling light, radiator and built in wardrobes. Window overlooking the rear garden.

### BEDROOM 3 8'4" x 10'2"

Overlooking the rear of the property is the third double bedroom. Ceiling light, radiator and built in wardrobes. Painted walls and wood effect flooring.

### BEDROOM 4 7'0" x 9'10"

A fourth double bedroom with ceiling light, radiator and window Painted walls and carpeted flooring.

### BATHROOM 5'9" x 4'7"

Comprised of a bath, walk in double shower with rain head and hand held shower. Vanity unit with wash basin and close coupled WC. Recess spot lights, extractor fan and stylish radiator. Over stairs storage cupboard.

### OUTSIDE

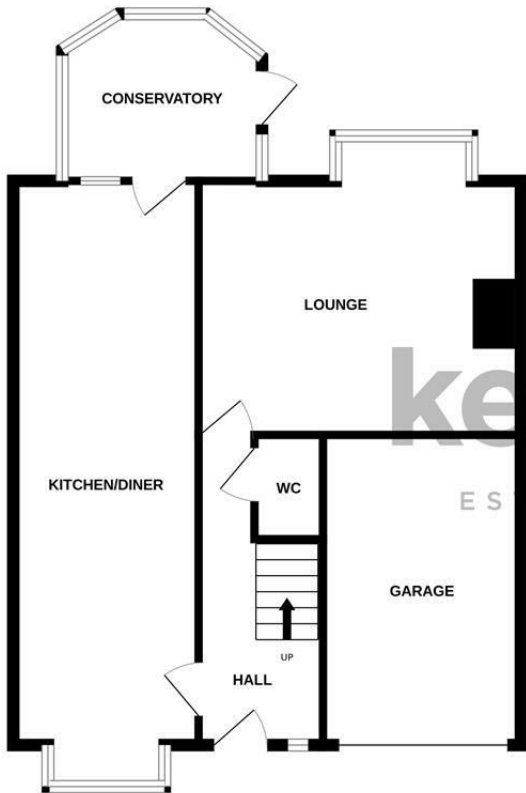
A low rise wall to the front marks the boundary with opening to the driveway which leads to the integral garage with power light and water.

The rear garden is low maintenance and enclosed with patio and astroturf.

### PROPERTY DETAILS

- FREEHOLD
- BUYING NEW BUILD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



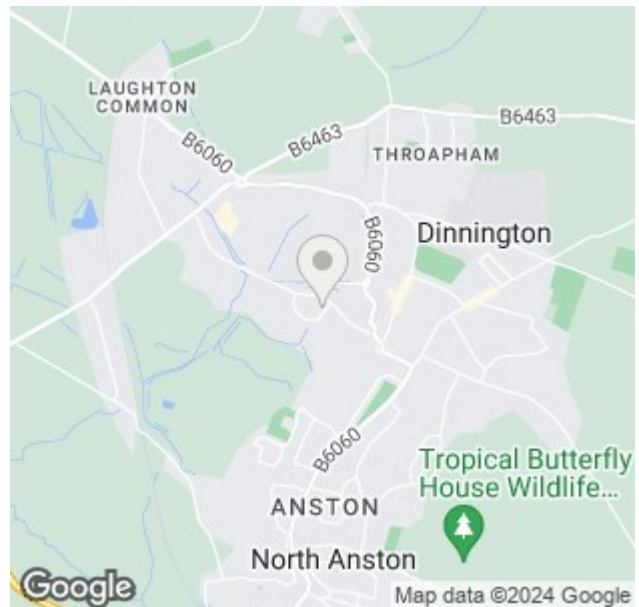
1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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