



**Broadoaks Close, Dinnington, Sheffield, S25 2XZ**

**£315,000**

 4  2  2



## Why You'll Love It

From the moment you arrive at Broadoaks Close, it's clear this home has been designed with family living in mind. The quiet cul-de-sac setting creates a peaceful, child-friendly environment, while the driveway offers parking for several vehicles—perfect for busy households and visiting guests.

Step inside through the welcoming entrance hallway and the sense of space and versatility is immediately apparent. To the left, a dedicated office provides an ideal space for home working, studying, or a quiet retreat. The former garage has been thoughtfully converted into a practical utility area, keeping everyday tasks neatly separated from the main living spaces.

The true heart of the home is at the rear. The extended kitchen, dining, and family area forms a superb open-plan space tailored to modern living. Whether preparing meals, entertaining friends, or keeping an eye on homework, this room naturally brings everyone together. Patio doors open onto the garden, filling the space with natural light and creating an easy flow between indoor and outdoor living—perfect for warmer months.

A separate rear living room offers a cosy escape from the main hub of the house, ideal for relaxing evenings, film nights, or simply unwinding at the end of the day.

Upstairs, there are four well-proportioned bedrooms, including three generous doubles suited to family life. The fourth bedroom is a flexible single room, ideal as a nursery, dressing room, or additional office. Each room is thoughtfully arranged to adapt as your needs evolve.

## Why We Love It

The location is a standout feature. Broadoaks Close is set within a popular residential area of Dinnington, known for its welcoming community and excellent range of amenities. Shops, supermarkets, cafés, and everyday essentials are all within easy reach, along with well-regarded primary and secondary schools.

For commuters, the property is ideally placed with excellent road





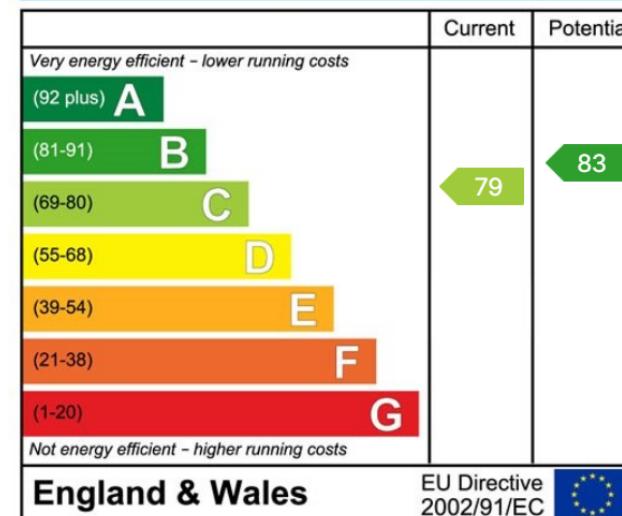
**TOTAL: 1256 sq. ft.**  
1st floor: 670 sq. ft, 2nd floor: 586 sq. ft  
EXCLUDED AREAS: UTILITY: 140 sq. ft, WALLS: 119 sq. ft

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Detached Family Home
- Four Good Sized Bedrooms
- Cul-De-Sac Location
- Parking For Multiple Cars
- Private and Easy To Maintain Rear Garden
- Close To Schools
- Great For Commuting
- Extended To The Rear
- Dedicated Office Space
- Converted Garage To Create Separate Utility Space

### Energy Efficiency Rating



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