



Meltonfield Chase, Dinnington Sheffield S25 2UG

welcome to

Meltonfield Chase, Dinnington Sheffield

RECENTLY REDUCED!!! A beautifully presented three bedroom detached home on a sought after new development in Dinnington. This property boasts en suite to master bedroom, off road parking & garage! Close to local amenities, schools and transport links. ***GUIDE PRICE - £280,000 to £290,000***

Entrance Hall

Vinyl flooring, central heating radiator and front facing double glazed composite entrance door.

Cloakroom

Vinyl flooring, central heating radiator, low flush WC, wash hand basin and side facing double glazed window.

Lounge

14' 1" x 10' (4.29m x 3.05m)

Vinyl flooring, central heating radiator, storage cupboard and front facing double glazed window.

Kitchen Diner

8' 3" x 16' 6" (2.51m x 5.03m)

Fitted kitchen with a range of shaker units set above and below worksurfaces incorporating stainless steel sink, electric oven, gas hob, fridge freezer and dishwasher. Vinyl flooring, central heating radiator, rear facing double glazed window and rear facing double glazed patio doors.

Utility Room

4' 11" x 5' 6" (1.50m x 1.68m)

Fitted shaker units, plumbing for washing machine, central heating radiator, vinyl flooring and rear facing double glazed window.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and access to the loft.

Bedroom One

14' 2" x 9' (4.32m x 2.74m)

Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed window.

En Suite

Three piece suite comprising low flush WC, wash hand basin and shower cubicle. Vinyl flooring, central heating radiator, partial wall tiling and rear facing double glazed window.

Bedroom Two

12' 8" x 10' (3.86m x 3.05m)

Carpet flooring, central heating radiator, storage cupboards, fitted wardrobes and front facing double glazed window.

Bedroom Three

10' 9" x 8' 10" (3.28m x 2.69m)

Carpet flooring, central heating radiator and rear facing double glazed window.

Bathroom

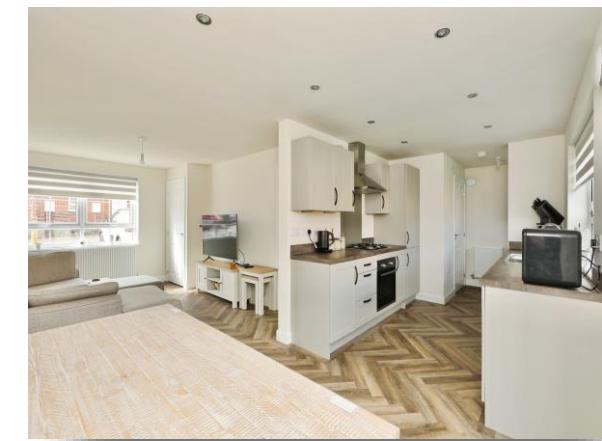
Three piece suite comprising low flush WC, wash hand basin and paneled bath, Vinyl flooring, partial wall tiling, central heating radiator and rear facing double glazed window.

Outside Space

To the front of the property is a driveway for two vehicles, electric car charging point and a lawned garden with borders. To the rear is a lawned garden with a patio seating area.

Garage

Garage with power, lighting, wall mounted combi boiler and manual up & over door.





view this property online williamhbrown.co.uk/Property/DGT107608



welcome to

Meltonfield Chase, Dinnington Sheffield

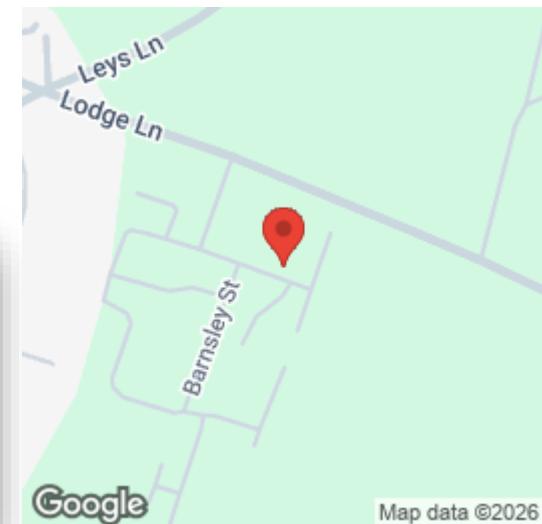
- THREE BEDROOM DETACHED HOME
- GARAGE & OFF ROAD PARKING
- NEW DEVELOPMENT
- MOTIVATED SELLERS
- RECENTLY REDUCED
- ***GUIDE PRICE - £280,000 to £290,000***

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£280,000



view this property online williamhbrown.co.uk/Property/DGT107608

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DGT107608 - 0007

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk