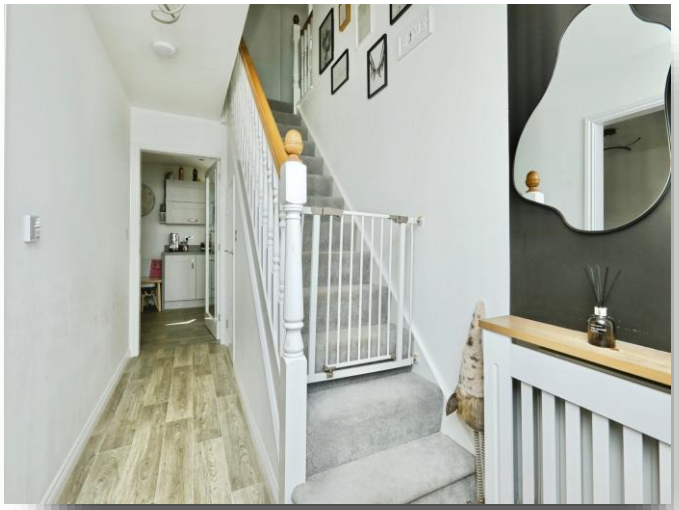
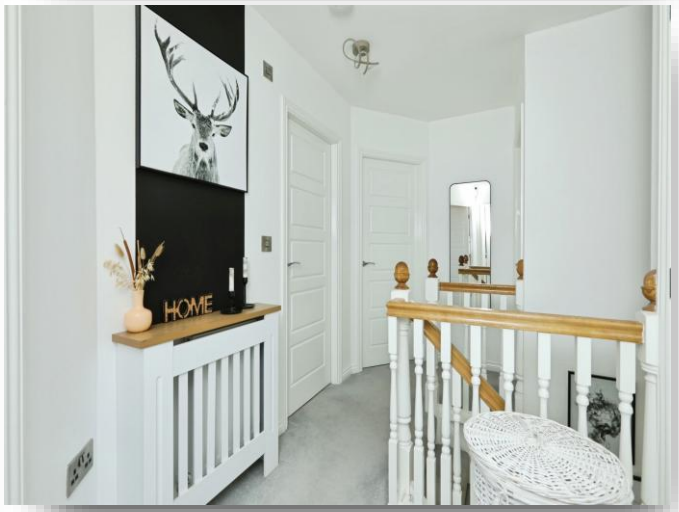






Cottongrass Gardens,Dinnington Sheffield S25 2DE

william h brown

welcome to

Cottongrass Gardens, Dinnington Sheffield

LOOKING TO UPSIZE? Exceptionally well presented four bedroom detached home on a very sought after new development in Dinnington with off road parking, enclosed rear garden and garage! Close to local amenities together with schools and transport links. ***PRICE £315,000***













Important Notice
At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall
Front facing double glazed composite door leading into hallway having built in storage cupboard. Vinyl flooring and central heating radiator.

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

Lounge
Spacious lounge with vinyl flooring, front facing double glazed window and two central heating radiators.

Kitchen Diner
Modern fitted kitchen with a range of shaker style wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Built in electric oven and induction hob, firdge freezer, dishwasher and wine cooler. Vinyl flooring and rear facing double glazed French doors leading onto rear garden.

Utility Room
Shaker style units set above and below worksurfaces. Built in washer dryer, vinyl flooring and rear facing double glazed window. Side facing composite door.

Stairs And Landing
Stairs rising to first floor. Cupboard housing tank.

Bedroom One
Fitted wardrobes to one wall providing storage. Front facing double glazed window and central heating radiator.

Ensuite
Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains shower. Partial tiling to walls and vinyl flooring, front facing double glazed window and central heating radiator.

Bedroom Two
Fitted wardrobes to one wall providing storage. Front facing double glazed window and central heating radiator.

Bedroom Three
Rear facing double glazed window and central heating radiator.

Bedroom Four
Rear facing double glazed window and central heating radiator.

Bathroom
Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with mains shower over. Partial tiling to walls and vinyl flooring. Rear facing double glazed window and heated towel rail.

Outside Space
Lawned garden to the front with driveway allowing parking for two vehicles. Further lawned garden to the rear with patio seating area and open views over fields.

Garage
Having up and over door, power and lighting.

Lister Comments
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

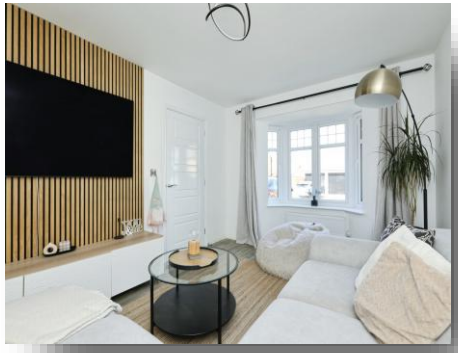
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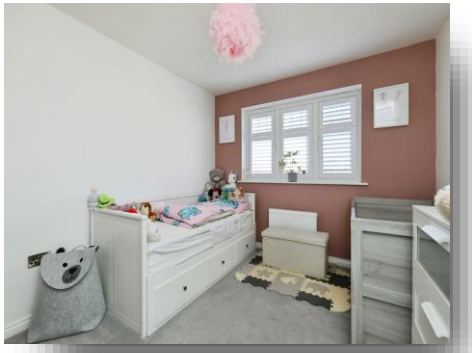
- IMPRESSIVE FOUR BEDROOM DETACHED HOME
- NEW DEVELOPMENT
- WELL MAINTAINED THROUGHOUT
- PLACED WELL FOR SCHOOLS AND AMENITIES
- ** NHBC REMAINING ***

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108071

The Property Ombudsman

Property Ref:
DGT108071 - 0007

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.

william h brown

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.