



**Nursery Road, Dinnington Sheffield S25 2QU**



**welcome to**

**Nursery Road, Dinnington Sheffield**

NOT TO BE MISSED. This three bedroom detached property warrants an early inspection to reveal the spacious accommodation ideal for the growing family. Well placed for the varied amenities within Dinnington and is just a short drive from motorway connections.



### Entrance Hallway

Inviting hallway featuring wooden flooring and a double glazed composite front door.

### Wc

Downstairs toilet having tiling to the floor.

### Lounge

12' 8" x 11' 10" ( 3.86m x 3.61m )

Good sized lounge being front facing with a double glazed bay window. Carpet flooring and central heating radiator.

### Reception Room

16' 11" x 7' 8" ( 5.16m x 2.34m )

Versatile room ideal as playroom/office or downstairs bedroom. Having laminate flooring, radiator and a front double glazed door.

### Kitchen Diner

22' 7" x 20' 6" ( 6.88m x 6.25m )

A most impressive and spacious kitchen/diner featuring a comprehensive range of shaker style base and wall units set above and below worktops. Inset Belfast sink, built in double electric oven and induction hob. Integrated dishwasher and space for fridge/freezer. The main focal point of the room being the central island. Two central heating radiators and electric fire to wall. Rear double glazed window overlooks the garden.

### Utility Room

8' 6" x 8' 1" ( 2.59m x 2.46m )

Providing plumbing for washing machine beneath worktops and inset sink., Shaker style units, radiator tiling to the floor and double glazed door.

### First Floor And Landing

Having a double glazed window to the side elevation, access into the loft space.

### Bedroom One

23' x 14' 3" ( 7.01m x 4.34m )

Excellent sized master bedroom featuring a walk in wardrobe, two radiators, carpeted flooring and double glazed window to rear elevation.

### En-Suite

Comprising vanity hand wash basin low flush WC, walk in rainfall shower enclosure. The en-suite is complimented with partial tiling to the walls. Double glazed window and heated towel rail.

### Bedroom Two

13' 2" into bay x 11' 11" ( 4.01m into bay x 3.63m )

Having a range of fitted wardrobes, radiator and double glazed window to the front elevation.

### Bedroom Three

6' 9" x 7' 7" ( 2.06m x 2.31m )

Front facing room with carpeted flooring, radiator and double glazed window.

### Family Bathroom

Comprises paneled bath, vanity hand wash basin, low flush WC. Rainfall shower enclosure and heated towel rail. Full tiling to the walls and double glazed window to the side elevation.

### Exterior

A generous driveway to the front provides ample parking for several vehicles with shrubs and low lying bushes to the borders. The rear of the house has a garden predominantly laid to lawn and having an abundance of mature plants and shrubs. Patio area for garden furniture and timber shed included.



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## Nursery Road, Dinnington Sheffield

- TRADITIONAL BAY WINDOWED DETACHED PROPERTY
- EXCELLENT AND VERSATILE ACCOMMODATION THROUGHOUT
- AMPLE PARKING TO THE FRONT DRIVEWAY
- WELL ESTABLISHED REAR GARDEN
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**