



Rowernfields, Dinnington
Sheffield

Offers in the Region of
£475,000



Property Type: Detached House

Bedrooms: 5 | **Bathrooms:** 3 | **Receptions:** 2

Tenure: Freehold

Council Tax Band: G

A rare opportunity has arisen to acquire this individually designed and generously proportioned five bedroom detached family home, superbly positioned on a sought-after cul-de-sac on the edge of Dinnington. Enjoying impressive open views, this versatile property offers flexible living accommodation including an annexe option, making it ideal for growing families, multi-generational living or those working from home. The property is offered to the market with no vendor chain.

Property Reference: RB0377

- Five Bedroom Detached Family Home
- Sought-after Cul-de-sac Location
- Impressive Open Views
- Versatile Layout Including Ground Floor Annexe
- Spacious and Stylish Kitchen/Diner with Integrated Appliances
- Useful Ground Floor Cloakroom/WC
- Two High-Quality Family Bathrooms plus En-Suite
- Generous Driveway, Double Garage and Attractive Outdoor Space
- Offered to the market with no vendor chain
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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack

fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.



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The property is entered via a partially glazed uPVC door with ramped access, opening into an impressive and welcoming reception hallway. This space sets the tone for the home and benefits from wood-effect flooring, coving to the ceiling, two radiators, a useful cloak cupboard and additional under-stairs storage, with access to all ground floor accommodation.

A spacious formal dining room provides an ideal setting for entertaining, featuring wood-effect flooring, feature wallpaper, a radiator and a side-facing uPVC window, and flows seamlessly into a bright and airy sitting/sun room. Flooded with natural light from front, side and rear-facing uPVC windows, this space also enjoys direct access to the side garden, making it perfect for relaxing or entertaining throughout the year.

A further reception room, currently utilised as a study, offers excellent flexibility and could easily be adapted to provide an additional ground floor bedroom if required. The main lounge enjoys a pleasant rear aspect with uPVC window and French doors opening directly onto the garden, complemented by a brick-effect chimney breast with space for an electric fire.

The heart of the home is the impressive open plan kitchen/diner, fitted with an extensive range of contemporary grey shaker-style wall and base units with complementary worktops and splashbacks. Integrated appliances include twin Stoves eye-level fan assisted ovens, an induction hob, full-size fridge and freezer, and a Hisense dishwasher. Additional features include integrated bins, electric blinds and front-facing uPVC windows. There is ample space for family dining, enhanced by built-in units and a useful breakfast bar, making this an ideal space for both everyday living and entertaining.

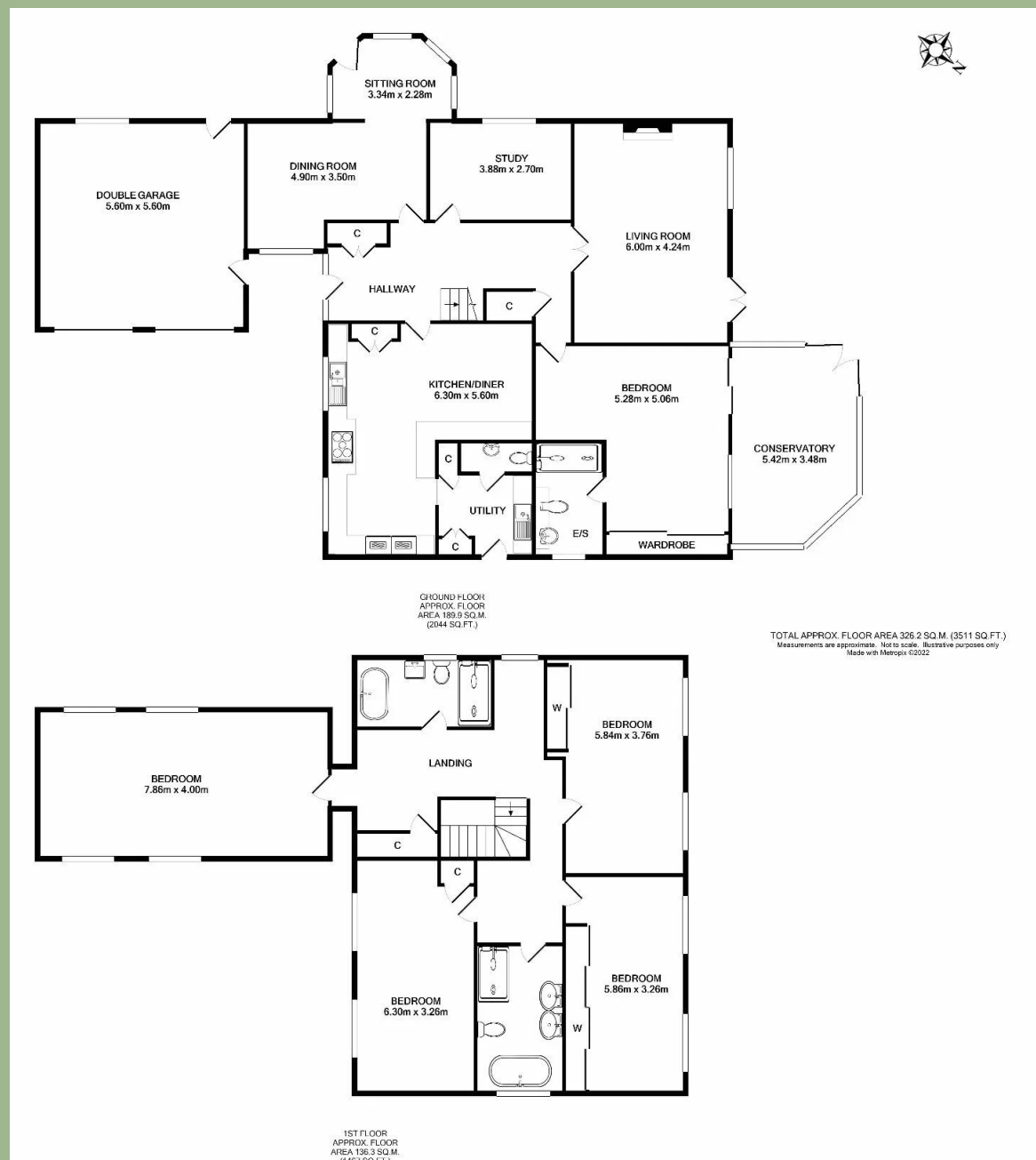
The adjoining utility room continues the high level of finish, offering a range of base and full-height units, complementary worktops with inset sink, space and plumbing for a washing machine, a built-in storage cupboard and a side access door. A ground floor cloakroom/WC completes the main living accommodation.

A particularly attractive feature of the property is the ground floor suite, originally built as an annexe. This versatile space is ideal for a dependent relative, guest accommodation or additional living space, and benefits from built-in wardrobes, a radiator, rear-facing uPVC window and French doors opening into the conservatory. The accompanying en-suite includes a walk-in shower, wash hand basin with vanity unit, low-flush WC, partial tiling and a side-facing uPVC window. The conservatory itself is generously sized, featuring laminate flooring and doors opening onto the garden.



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