



1 Stoneleigh Close | Dinnington | Sheffield | S25 2RZ

Guide Price £325,000 to £350,000

Bell & Co Estates are delighted to present this spacious four-bedroom detached home, situated on a quiet cul-de-sac in the popular area of Dinnington, offering generous accommodation, two garages and excellent potential for updating and modernisation. The property provides approximately 1,556 sq ft of accommodation arranged over two floors, making it an ideal opportunity for families looking for a substantial home they can modernise and make their own. The property also benefits from recently updated UPVC windows. The ground floor briefly comprises an entrance hall, a spacious front facing lounge with double doors leading into a separate dining room with patio doors, downstairs WC and a generous kitchen/diner which provides excellent space for a future modern family kitchen, with access to the outside. Upstairs are four well-proportioned bedrooms, including a generous principal bedroom, which benefits from fitted wardrobes and its own ensuite shower/bathroom. The remaining bedrooms provide further useful accommodation all with fitted wardrobes. There is also a family bathroom and additional storage. One of the standout features of the property is the two garages, each measuring approximately 17' in length, providing excellent storage, parking and potential for a variety of uses. Externally, the property occupies a pleasant position on this quiet cul-de-sac within Dinnington, offering a good degree of privacy and a peaceful residential setting. Off road parking for two cars leading to the garages and side access to the rear enclosed, low maintenance garden. Whilst the property requires updating, it offers excellent space, a versatile layout and plenty of potential to create a fantastic modern family home. Located within easy reach of Dinnington's local amenities, schools and transport links, this is an excellent opportunity for buyers looking for a substantial property in a popular residential location.



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1 Stoneleigh Close Dinnington SHEFFIELD S25 2RZ		Energy rating D
Valid until 11 August 2036		Certificate number 0320-2989-4680-2396-6531

Property type	Detached house
Total floor area	122 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements