



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

**welcome to**

**Nursery Road, Dinnington Sheffield**

REDUCED REDUCED REDUCED!! 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 \*GUIDE PRICE £340,000 - £350,000\*



### **Entrance Hallway**

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

### **Cloakroom**

Downstairs toilet having tiling to the floor.

### **Lounge**

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

### **Reception Room**

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

### **Kitchen Diner**

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 bifold doors overlooks the garden.

### **Utility Room**

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**

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

### **Ensuite**

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**

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

### **Bedroom Three**

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
- WELL ESTABLISHED REAR GARDEN
- VENDOR HAS FOUND A PROPERTY!!

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107820 - 0004

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