



16 Hunters Green, Dinnington – S25 2UF

Sheffield

Offers in the region of £190,000

16 Hunters Green

Dinnington, Sheffield

Modern two-bedroom semi in Dinnington with lounge, breakfast kitchen, enclosed garden, garage and off-road parking. Close to amenities, schools and transport links. Move-in ready.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Gated driveway providing secure off-road parking and detached garage
- Beautifully presented two bedroom semi-detached home
- Move-in ready throughout – ideal for first-time buyers
- Quiet cul-de-sac position in the desirable village of Dinnington (S25)
- Modern breakfast kitchen with breakfast bar
- Two generous double bedrooms with built-in storage
- Private, fully enclosed landscaped rear garden with patio



Attention First-Time Buyers! This beautifully presented two-bedroom semi-detached home offers the perfect opportunity to step onto the property ladder. Tucked away on a quiet cul-de-sac in the desirable village of Dinnington, this move-in ready home boasts a modern interior, a private enclosed rear garden, detached garage and secure off-road parking.

The accommodation begins with a welcoming entrance hall, with stairs leading to the first floor. The spacious front-facing lounge is flooded with natural light and features a gas fireplace, along with a useful under-stairs storage cupboard adding practicality.

To the rear of the property is a stylish fitted breakfast kitchen, complete with a range of modern wall and base units, complementary worktops, integrated oven, gas hob with contemporary extractor hood, and space for a washing machine and fridge/freezer. A breakfast bar provides the ideal spot for casual dining, while a UPVC door offers direct access to the rear garden.

The first floor hosts two generously sized double bedrooms, both benefiting from built-in storage, and are served by a modern family bathroom comprising a bath with overhead shower, wash hand basin and WC.

Outside, the property enjoys a fantastic fully enclosed rear garden, thoughtfully landscaped over two levels with a lawn and separate patio seating area, making it ideal for entertaining, relaxing or allowing children to play safely. To the front, a gated driveway provides secure off-road parking and leads to a detached garage, offering additional storage.

Situated in the popular village of Dinnington, the property is perfectly positioned for a range of local amenities, including supermarkets, independent shops, cafés, highly regarded schools and leisure facilities. Excellent transport links provide easy access to Rotherham, Sheffield, Worksop and the M1 motorway, making it an ideal location for commuters whilst still enjoying a friendly village atmosphere.

This superb home is ready for its next owners to move straight in and enjoy.

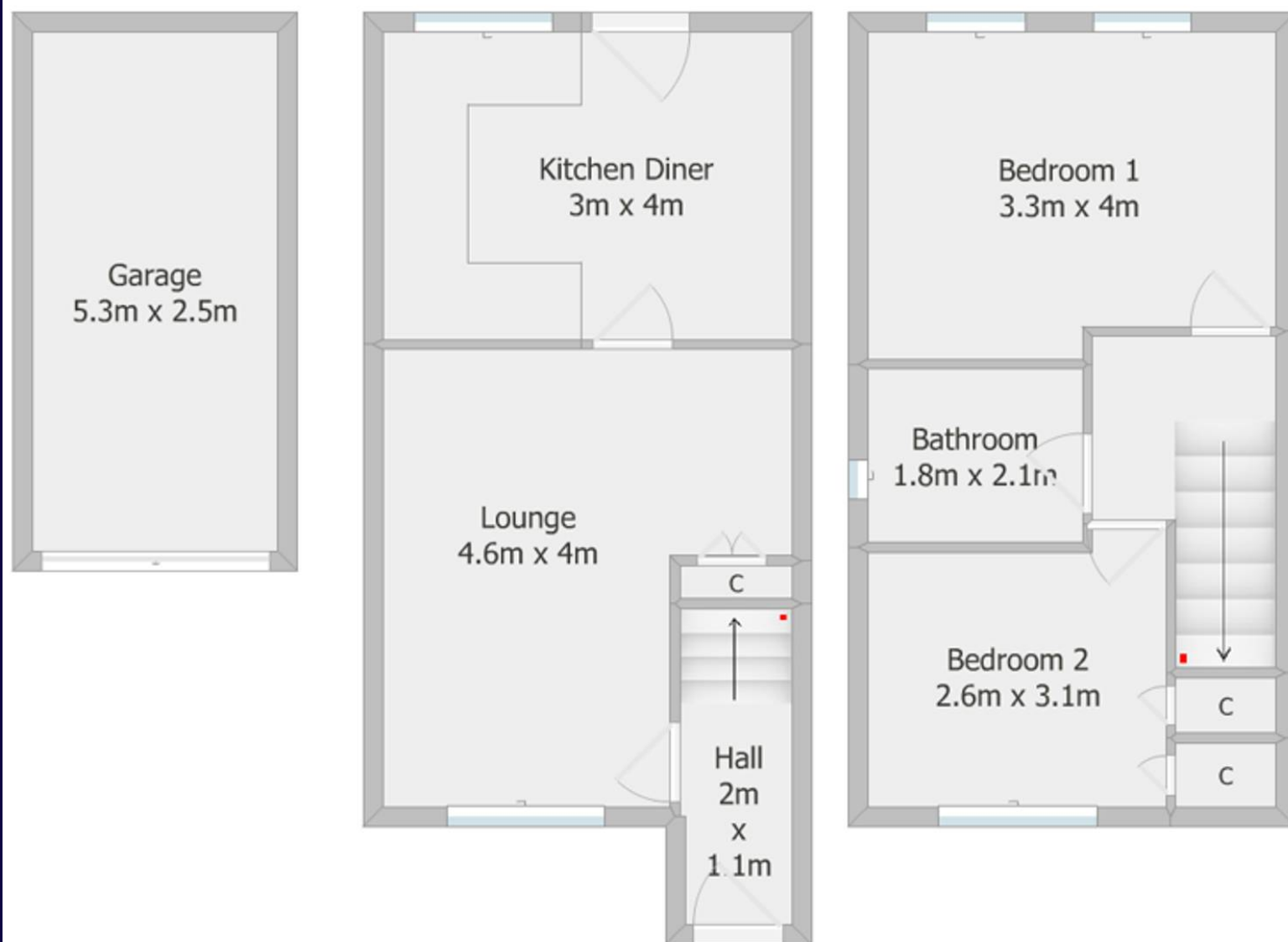
Early viewing is highly recommended.











- **Ground Floor 31 sqm**
- **First Floor 32 sqm**
- **Garage 13 sqm**
- **Total 76 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.