





32 Kensington Close

Dinnington • Sheffield • S25 3RY

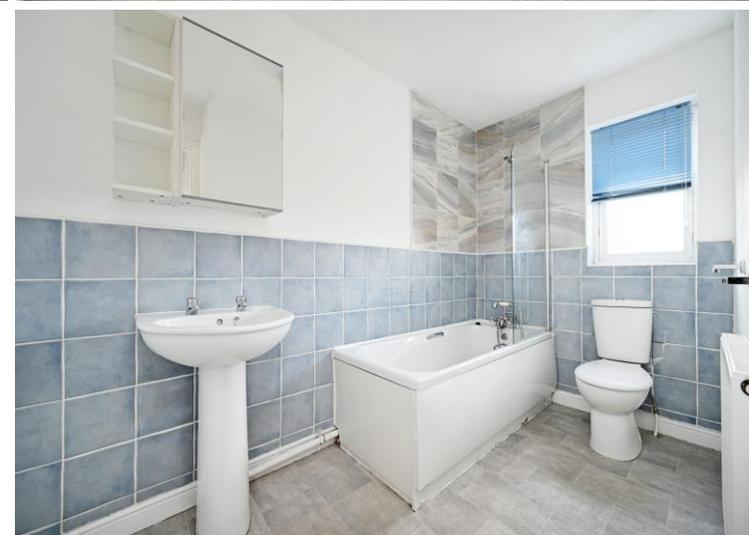
Guide Price £215,000 - £225,000

A well presented and spacious three bedroom detached home, situated on a quiet cul de sac in a popular residential area of Dinnington. Offering well proportioned accommodation throughout, this property is ideal for families, first time buyers or those looking to upsize. The home benefits from an enclosed rear garden, driveway, integral garage and is available with no onward chain, with potential to extend or further develop subject to the necessary consents. The accommodation comprises a welcoming entrance hallway providing internal access to the garage and a convenient WC cloakroom. The fitted kitchen features a range of matching units with contrasting worktops, an integrated oven and electric hob, with space for additional appliances. Overlooking the rear garden is a fabulous open plan and versatile living space, perfect for modern family life. Styled in contemporary grey tones and filled with natural light, this flexible area enjoys French doors opening onto the garden. Upstairs, there are three good sized bedrooms, all finished in modern grey tones with fitted carpets, with lovely far reaching open views to the rear. The spacious family bathroom is fitted with a modern suite, shower over bath and partial tiling. Externally, the property benefits from a driveway providing off road parking, an integral garage and an enclosed rear garden, ideal for children, pets or outdoor entertaining. Kensington Close is positioned within a well regarded residential development in Dinnington, offering excellent access to local shops, supermarkets, schools and everyday amenities. There are convenient transport links to Sheffield, Rotherham and the motorway network, while nearby countryside and green spaces provide plenty of opportunities for walking and recreation, making it a well connected yet community focused location.



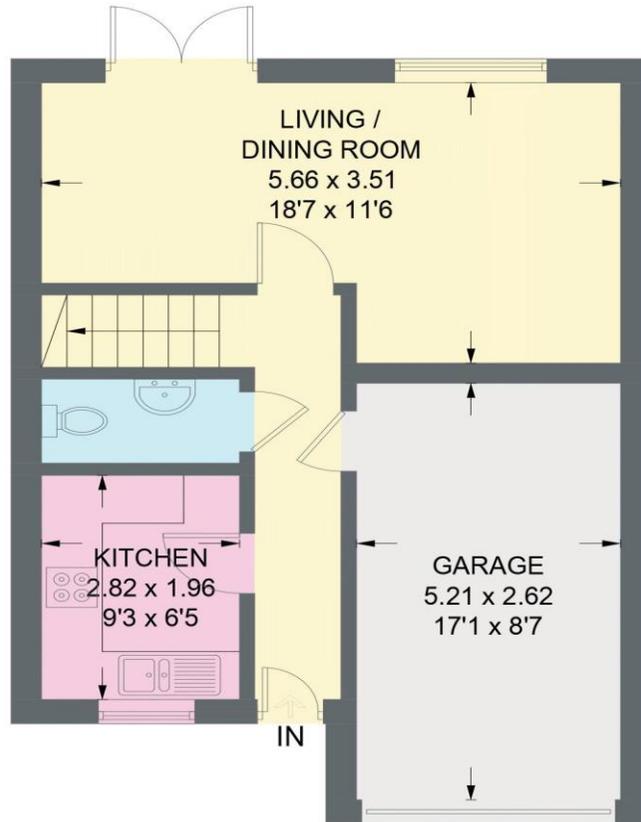
- Attractive Detached Family Home
- 3 Bedroom & Modern Bathroom
- Quiet Cul De Sac Location
- Flexible Open Plan Living Space
- Enclosed Level Rear Garden

- Driveway & Integral Garage
- Pleasant Open Views at Rear
- No Onward Chain
- Freehold
- Council Tax Band C, EPC Rating C

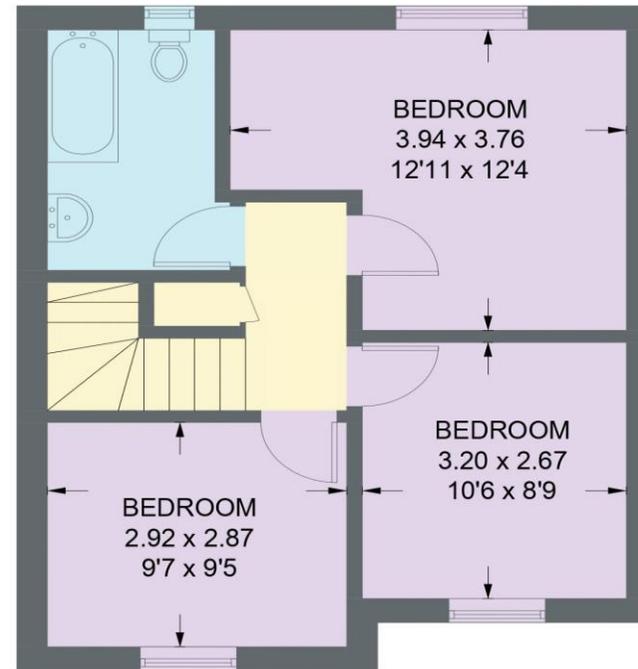


32 KENSINGTON CLOSE

APPROXIMATE GROSS INTERNAL AREA = 89.7 SQ M / 965 SQ FT



GROUND FLOOR
47.4 SQ M / 510 SQ FT



FIRST FLOOR
42.2 SQ M / 454 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.