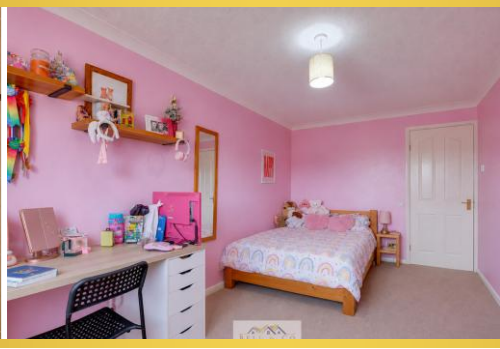




26 Sunningdale Road | Dinnington | Sheffield | S25 2TF

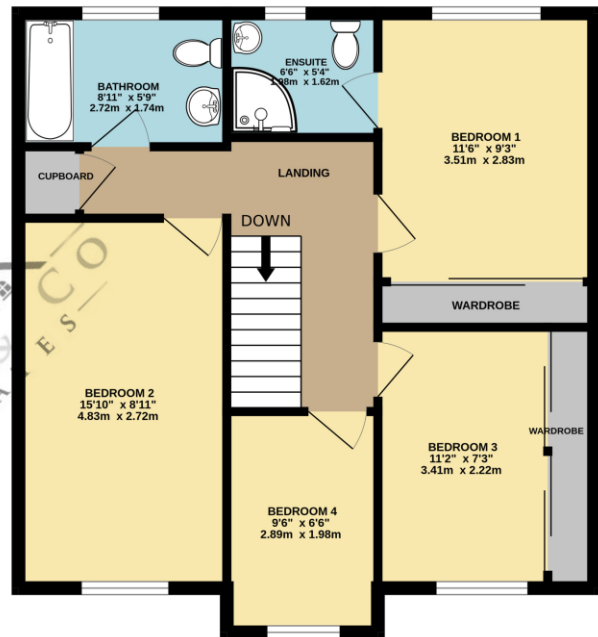
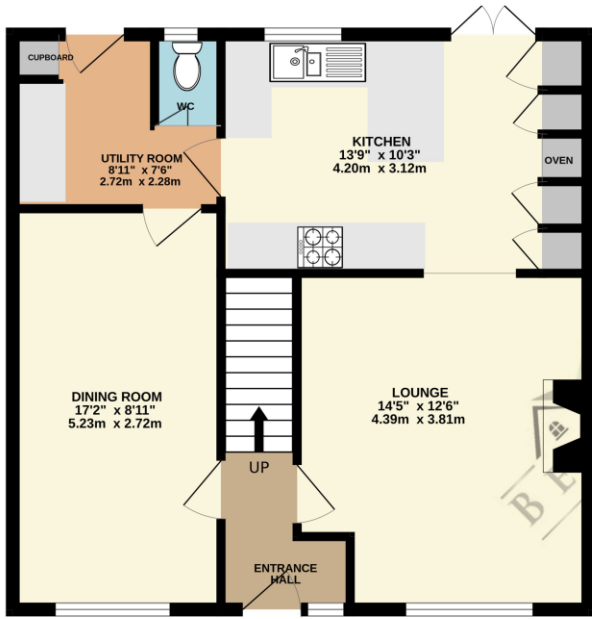
Guide Price £300,000 to £310,000

Bell & Co Estates are delighted to present this spacious four bedroom family home, ideally situated within the popular residential area of Dinnington. Upon entering, you are welcomed through the entrance hall leading into a bright and comfortable lounge with log burner, offering an ideal space for relaxing with family or entertaining guests. To the opposite side of the property is a spacious dining room. To the rear of the home is the well appointed open kitchen fitted with a range of wall and base units together with ample worktop space, breakfast bar and integrated appliances. Double doors lead directly out to the rear garden. The ground floor further benefits from a separate utility room and convenient downstairs WC. To the first floor, the property hosts four well proportioned bedrooms. The generous master bedroom benefits from its own ensuite shower room, while the remaining bedrooms offer versatile accommodation suitable for children, guests or home office space. A modern family bathroom completes the upstairs layout. Externally, this wonderful home continues to impress with a driveway providing ample off road parking. To the rear is a substantial enclosed garden featuring a patio seating area, garage and large lawn, creating the perfect outdoor space for entertaining, family gatherings or enjoying the warmer months in privacy. Offering spacious accommodation throughout, a fantastic plot and a highly convenient location, this superb family home must be viewed to fully appreciate everything it has to offer. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.6 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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Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

26, Sunningdale Road
Dinnington
SHEFFIELD
S25 2TF

Energy rating

C

Valid until
1 September 2030

Certificate number
0844-2892-7616-2600-0941

Property type Detached house

Total floor area 124 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