



Swinston Hill Road, Dinnington Sheffield S25 2SA

welcome to

Swinston Hill Road,Dinnington Sheffield

A GEM OF A PROPERTY NOT TO BE MISSED!....Located within a prestigious area of Dinnington where no two properties are the same, this superb four bedroom detached dormer bungalow has an enviable plot and warrants an internal inspection to reveal the fine qualities offered by this property.



Entrance Porch

A front facing entrance door gives access in to the property, tiled flooring, access to the garage and Upvc entrance doors into the lobby.

Entrance Lobby

Versatile space currently used as a seating area/ snug by the current owners, central heating radiator and solid wood, oak flooring.

Lounge

Coving to the ceiling, front facing double glazed window allowing natural light through the whole lounge and dining room. This lounge is open plan to the dining room, where solid wood, oak flooring is laid.

Dining Room

Another light and airy room with rear facing French doors leading to the conservatory, central heating radiator and staircase to the first floor with stainless steel and glass balustrade.

Kitchen

Fitted with a range of modern wall and base units and worktops, incorporates built in oven and 5 ring gas hob, extractor fan and dishwasher. Stainless steel, one and half bowl sink and drainer unit and space for an American fridge freezer. Rear facing double glazed window and heated towel rail.

Conservatory

Great size room, again offering versatility with both side and rear facing double glazed windows and side facing French doors leading out to the garden.

Bedroom Two

Located to the ground floor this double bedroom offers a front facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

Double bedroom located to the ground floor with fitted wardrobes to one wall, rear facing double glazed window, coving to ceiling and radiator.

Bedroom Four

Currently used as a home office by the current owners this bedroom is located on the ground floor, has a front facing window and radiator.

Bathroom

Fully tiled walls and flooring, freestanding bath, separate shower cubicle, wc and sink with LED mirror.

First Floor

Immediately presented by entry door giving this first floor privacy to the master suite.

Bedroom One

Executive 'Suite style' bedroom with walk in wardrobe, dressing table alcove area and access to ensuite, storage to eaves. Rear facing double glazed window and front facing Velux. The walk in wardrobe area also offers a Velux window as well as storage to eaves.

Ensuite

Freestanding bath, wc and sink with splashback tiling. Velux window and radiator.

Exterior

The front of the property is walled for privacy and has wrought iron wall top fencing and double gates. Ample parking and garage access. Gated to one side.

The rear of the property is enclosed with contemporary aluminium fencing. Mainly laid to lawn with three separate paved seating areas, one of which is directly outside of the conservatory and bar.

The property has a brick built separate room to the rear of the garage which is currently used as a bar area with power lighting and heating, side facing entrance door and window.

Swimming Pool

At the rear of the garden is the indoor swimming pool with storage cupboard space in built. Ample space for gym equipment area/ seating area. The swimming pool has (2021) had a new Bag Liner fitted with a 10 year guarantee. There are plans available to erect a single storey outbuilding where the swimming pool is currently situated.

Listers Comments

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relation of an Employee of the Connells Group of companies

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DGT108156



welcome to

Swinston Hill Road, Dinnington Sheffield

- STUNNING FOUR BEDROOM DETACHED DORMER BUNGALOW
- IMMACULATELY MAINTAINED AND TASTEFULLY DECORATED
- STUNNING MASTER BEDROOM AND EN-SUITE
-
-

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in the region of
£425.000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108156



Property Ref:
DGT108156 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk