

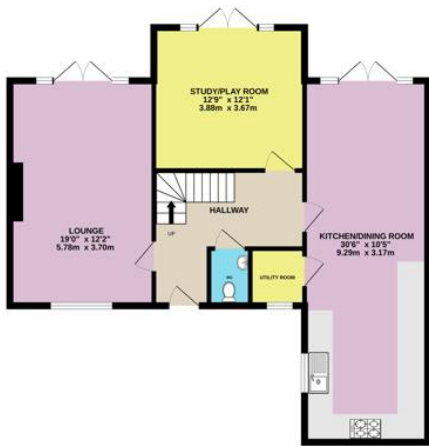


Sandy Hill Lane | Dinington | Sheffield | S25 2SE Guide Price £500,000 to £525,000

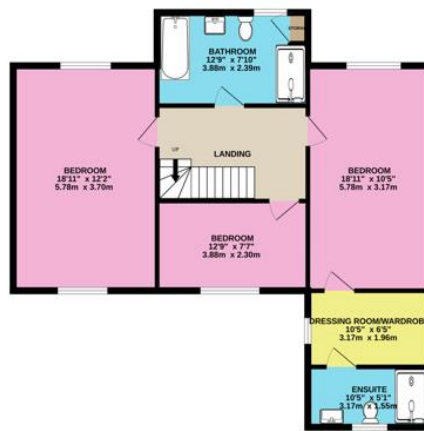
Tucked away on a private road of just four homes, this magnificent Five/Six Bedroom Detached family home offered by Bell & Co Estates is an ideal home for those seeking a blend of comfort and privacy. This property spans over three floors, providing plenty of space. Step into a welcoming hallway that leads to a convenient downstairs WC, a cosy Lounge providing the perfect space for relaxation, with patio doors opening onto the patio. Separate dining room currently used as an office is a perfect space for formal dining or a child's playroom with patio doors opening onto the garden. The kitchen / diner provides a harmonious setting for spending time with loved ones or entertaining family, with black gloss units, integrated appliances and laundry room, again with patio doors framing the garden view which seamlessly connects all the downstairs rooms to the garden space creating an indoor-outdoor flow. The first floor features a spacious Master Bedroom with En-Suite and Dressing Room. Additionally, you'll find a superb family Bathroom with jacuzzi bath, separate walk-in shower, sink unit, WC and store cupboard, another Bedroom currently used as an additional dressing room and another double bedroom. The second floor boasts two more generously sized Bedrooms, one connected with an additional room currently used as a playroom and a modern family Bathroom with separate Bath, walk in shower, sink and WC with stunning views. To the front of the property the gravelled and paved driveways provides off road parking for multiple vehicles leading to a double Detached garage with gated access to the rear garden. The rear complete with grassed area and patio creates the perfect space for entertaining al-fresco style or unwinding after a long day at work. Located in a prime residential area, this lovely property offers a wealth of amenities including shops, schools, transport links and nearby pubs. Viewing is highly recommended to fully appreciate what this home has to offer.



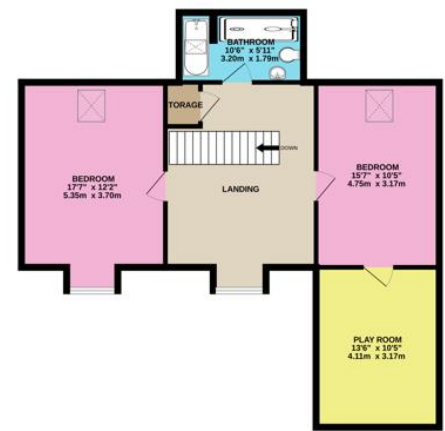
GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
845 sq.ft. (78.5 sq.m.) approx.



2ND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 2454 sq.ft. (228.0 sq.m.) approx.

Contact Details

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S25 2SE

Energy rating

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Valid until

13 January 2026

Certificate number

0541-3814-7096-9296-1775

Property type

Detached house

Total floor area

248 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