



4 Fallon Close | Laughton Common | Sheffield | S25 3QJ

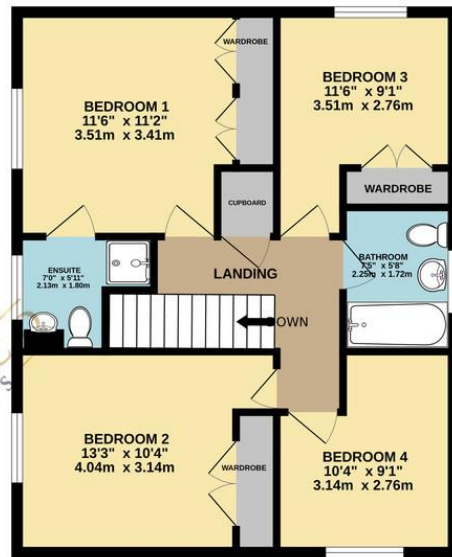
Offers In Excess Of £270,000

Bell & Co Estates are delighted to present this extended, four-bedroom detached home in the heart of Laughton Common. This spacious and versatile family home is ideal for those seeking comfort and convenience, situated close to local schools, amenities, and transport links. In brief, the property comprises a welcoming hallway with double doors leading into a bright and spacious lounge, creating an inviting space for relaxation. The ground floor also features a convenient understairs storage cupboard, downstairs WC, and an additional sitting room—perfectly suited as a playroom or home office. At the heart of the home is the large, open-plan modern kitchen/diner with a breakfast bar and generous dining area overlooking the garden, ideal for family gatherings and entertaining. To the outside, the driveway alongside the property provides off-road parking leading to a garage, which is partly used for storage and partly as a garden room—another versatile space that could serve as a workshop, gym, or additional entertainment area. The walled, enclosed rear garden features a patio area and a low-maintenance stoned section, which offers potential to be covered with artificial grass if desired. This home is ready for a family to move in and make it their own, offering ample space and adaptability. Viewing is highly recommended to fully appreciate all the features and potential this property has to offer.



GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

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

4 Fallon Close  
Laughton Common  
Dinnington  
SHEFFIELD  
S25 3QJ

Energy rating

C

Valid until

17 October 2034

Certificate number

9300-2728-5400-2394-0285

Property type

Detached house

Total floor area

131 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