



4 Cottongrass Gardens | Throapham | Sheffield | S25 2DF

£298,500

Bell & Co Estates are delighted to present this well-proportioned four-bedroom family home offering thoughtfully designed accommodation with no chain set over two floors, providing versatile living space ideal for modern family life. Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the principal ground floor rooms and staircase rising to the first floor. From here, the home opens into a generous front-facing lounge, offering an inviting and comfortable living space with ample room for a range of furniture, ideal for both relaxing evenings and entertaining guests with breathtaking views. To the rear of the property lies the impressive open-plan kitchen and dining area, a true hub of the home. The kitchen is well laid out with extensive worktop and cupboard space, integrated cooking facilities, and room for additional appliances. The dining area comfortably accommodates a family dining table and benefits from double doors opening directly onto the south-facing rear garden, creating a seamless connection between indoor and outdoor living. Practicality is well catered for with a separate utility room, providing additional storage and laundry space, while a ground floor WC adds everyday convenience. Access into the garage is solely from the front being electronically remote operated, offering secure parking or potential for further storage. The first floor opens onto a central landing, giving access to four well-balanced bedrooms and the family bathroom. The principal bedroom is a generous double room, enhanced by the benefit of a fitted wardrobe and a private en-suite shower room. There are three further bedrooms, all of good proportions. The modern family bathroom completes this floor. To the front the driveway provides ample parking with side gate access to the rear garden which is mainly laid to lawn. Early viewing is highly recommended to fully appreciate the space, layout, and lifestyle potential this property has to offer.



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Cottongrass Gardens
 Dinnington
 ROTHERHAM
 S25 2DF

Energy rating

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Valid until
6 July 2033

Certificate number
0733-3028-3303-7367-3200

Property type

Detached house

Total floor area

101 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 are 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