

**10 Whitehead Close, Dinnington , Sheffield , S25 2XX**



Beautifully presented spacious four bedroom detached property benefiting from refurbished en-suite shower room and family bathroom, utility room and downstairs WC. Also having uPVC double glazing, gas central heating and integral garage.

**£190,000 Freehold**



The property comprises

Hallway

A uPVC door opens into the hallway having fitted carpet to the floor, central heating radiator with decorative cover and stairs rise to the first floor landing.

Spacious Lounge - 4.43m (To Widest Point) x 4.68m (14' 6" x 15' 4")

Having a front facing uPVC double glazed bay window, inset downlighters to the ceiling, two central heating radiators and fitted carpet to the floor. The focal point of the room is the feature fireplace with granite back panel and hearth inset with coal effect gas fire.

Dining Kitchen - 4.43m x 2.68m (14' 6" x 8' 10")

Having an extensive range of wall, drawer and base cabinets complementing work surfaces incorporating a four ring gas hob with extractor hood above and inbuilt electric oven beneath. There is plumbing for dishwasher and space for upright fridge freezer and ceramic tiling to the floor. Set beneath the rear facing uPVC double glazed window is a Astracast sink and drainer with mixer fitting. The dining area has porcelain tiling to the floor and rear facing uPVC double glazed window, beneath is a central heating radiator. There is ample space for dining table and chairs.

Utility - 2.53m (To Widest Point) x 2.63m (To Widest Point) (8' 4" x 8' 8")

There are wall and base units, contrasting work surfaces incorporating a stainless steel sink and drainer with mixer fitting, plumbing for automatic washing machine, ceramic tiling to the floor and central heating radiator. Half glazed uPVC door giving access to the rear garden.

Downstairs WC

Having tiled splashbacks and floor, pedestal wash hand basin and low flush WC. Also having central heating radiator.

Landing

Stairs rise to the first floor landing having inbuilt storage cupboard and loft access.

Bedroom 1 with En-suite - 4.43m (To Widest Point) x 2.75m (To Widest Point) (14' 6" x 9')

With a front facing uPVC double glazed bay window, additional single window, range of floor to ceiling fitted wardrobes and central heating radiator. There is fitted carpet to the floor and space for further free standing bedroom furniture.

Refurbished En-suite - 2.52m x 1.53m (8' 3" x 5')

With full modern ceramic tiling to all walls and floor, enclosed tiled shower cubicle, the wash hand basin and low flush WC are inset into a combination white high gloss vanity cabinet. There is a chrome ladder radiator and opaque uPVC double glazed window.

Bedroom 2 - 2.55m x 3.06m (8' 4" x 10')

Overlooking the delightful rear garden, uPVC double glazed window, central heating radiator and fitted carpet to the floor. There is ample space for free-standing bedroom furniture.

Bedroom 3 - 2.55m x 1.89m (8' 4" x 6' 2")

With a uPVC double glazed window, central heating radiator and fitted carpet to the floor. There is space for free-standing bedroom furniture.

Bedroom 4 - 2.51m x 2.36m (8' 3" x 7' 9")

With a uPVC double glazed window, central heating radiator and fitted carpet to the floor. Range of fitted wardrobes with mirror sliding doors.

Modern Bathroom - 2m x 1.81m (6' 7" x 5' 11")

Having a white suite comprising Jacuzzi bath with plumbed in shower over and fixed drench head, wall mounted wash hand

basin and low flush WC. There are inset downlighters to the ceiling, full ceramic tiling to all walls and floor and contemporary column chrome radiator. Opaque uPVC double glazed window.

Garage - 2.58m x 5.35m (8' 6" x 17' 7")

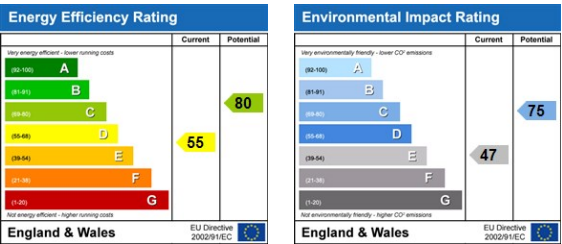
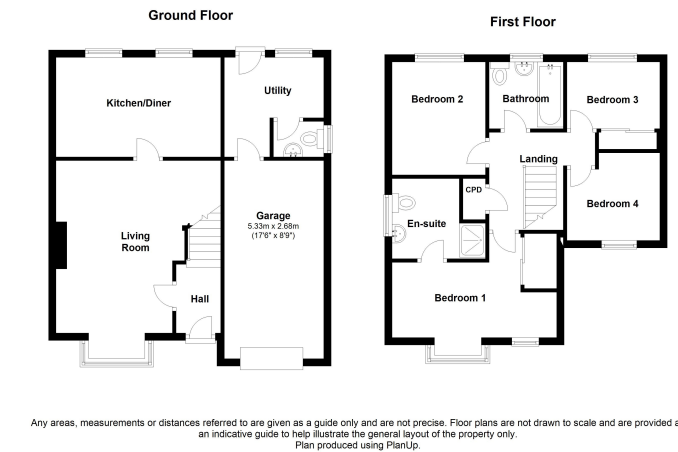
The integral garage has up and over door, power and light.

Exterior

To the front of the property is a double driveway leading to the integral garage, adjacent is a lawned garden.

Side timber gate leading to the rear of the property.

The good sized rear garden is level and mainly laid to lawn, enclosed with timber fencing and planted with a variety of mature and well established trees, shrubs and flowers. A patio area provide space for outside dining and further seating.



To arrange a viewing, please call us on 0114 287 8696 or email us at [info@2roost.co.uk](mailto:info@2roost.co.uk).

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