

Freehold

Asking Price: £525,000

Meadow Court, Dinnington, Sheffield, South Yorkshire, S25



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Meadow Court, Dinnington, Sheffield, South Yorkshire, S25

A QUITE EXCEPTIONAL MODERN, DETACHED HOME EXTENDING TO OVER 2300 SQUARE FEET. FOUR BEDROOMS, FOUR BATHROOMS, CUL DE SAC POSITION AND MUCH MORE!

This stunning four bedroom detached family home occupies a position within this exclusive cul de sac development by the award winning Reeve & Brown Developments. The residence boasts exceptional standards within and enjoys a South Westerly aspect to the rear. The accommodation briefly comprises an fantastic galleried, entrance hallway, study, ground floor WC and a spacious open plan living area with well equipped kitchen. To the first floor is a master bedroom with en-suite shower room, two guest bedrooms with en-suite shower rooms along with a further double bedroom and family bathroom. Outside, there are well tended gardens to the front and rear with off road parking being provided by a driveway and garage. An internal inspection is essential to fully appreciate the size and standards of accommodation on offer. Call Lincoln Ralph today!

Entrance Hallway A stunning entrance hallway that is open plan to the first floor and enjoys lots of natural light along with tiling to the floor and under floor heating. There is a front facing composite entrance door and UPVC double glazed window. An oak stair case with a glass balustrade rises to the first floor landing and oak doors open to the study, wc, garage and the open plan living room.

Study 4.31 x 3.29. Fitted with a range of bespoke office furniture in oak and comprising shelving, desk and drawer units. There is a front facing UPVC double glazed window along with under floor heating.

WC 3.15 x .094. Fitted with a white suite comprising a low flush WC, vanity wash hand basin with tiling to splashback height and to the floor. Having downlights to the ceiling, extractor fan and a side facing UPVC double glazed window.

Open Plan Living 9.72 x 8.46. (Both measurements are the maximum measurements with the first reducing to 4.91 and the latter reducing to 4.56) A beautifully appointed room with an atrium roof light, under floor heating to a tiled floor, rear facing double glazed bi-folding doors along with two UPVC double glazed windows. The kitchen area is fitted with a range of wall mounted and base level units with granite work surfaces incorporating a range cooker with extractor hood over. There is an integrated electric oven and microwave, built in fridge freezer and dishwasher along with granite splashbacks. In addition there is an island unit with a wood block work surface incorporating a sunken sink unit with mixer tap and breakfast bar. A door opens to the utility room.

Utility Room 3.31 x 1.73. Fitted with wall mounted and base level units with granite work surfaces incorporating a stainless steel sink with mixer tap. Having plumbing for a washing machine, tiling to the floor along with downlights to the ceiling and under floor heating. A double glazed entrance door gives access to the side of the property.

Landing The open plan landing is a genuine highlight of the accommodation and has two storage cupboards along with downlights to the ceiling. Oak doors open to the bedrooms and bathroom.

Master Bedroom 5.37 x 3.14. Fitted with a range of wardrobes and having a front facing UPVC double glazed dormer window and radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.82 x 1.73. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. There is complimentary tiling to the walls and floor, downlights to the ceiling, extractor fan, heated chrome towel rail and a side facing UPVC double glazed window.

Bedroom 2 4.34 x 3.31. Front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.74 x 1.56. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. Having complimentary tiling to the walls and floor, extractor fan and a heated chrome towel rail.

Bedroom 3 4.51 x 3.33. Rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.74 x 1.55. Fitted with a white suite comprising a shower enclosure, low flush WC and a vanity wash hand basin. Having complimentary tiling to the walls and floor, heated chrome towel rail, extractor fan, downlights to the ceiling and a side facing UPVC double glazed window.

Bedroom 4 4.52 x 3.16. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.91 x 2.53. A pleasant room that is fitted with a white suite comprising a corner bath, shower enclosure, vanity wash hand basin and a low flush WC. Having complimentary tiling to the walls and floor, downlights to the ceiling, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front is a lawned garden along with a block paved driveway that provides off road parking and in turn gives access to the integral garage. At the rear is an attractive, enclosed garden with a flagged seating area overlooking a lawn with shrub borders. In addition there is an outside cold water supply and an external power point.

Garage 5.97 x 3.0. Having a remote, roller shutter door, power and lighting. There is plumbing for a washing machine along with a wall mounted central heating boiler.

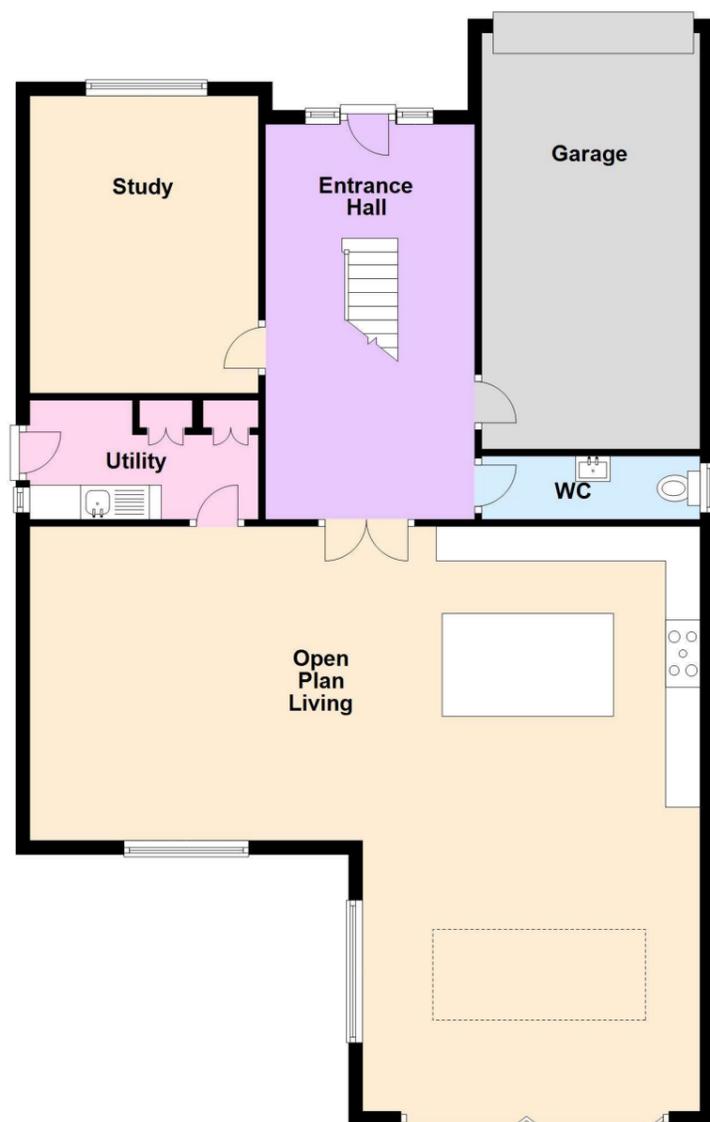


- Exceptional four bedroom detached home
- Boasting high standards within
- Exclusive cul de sac development
- Driveway and garage
- Stunning open plan living area
- Front and rear gardens
- Ideally located for a range of amenities
- Viewing is essential!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 230.9 sq. metres (2485.8 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.