

Freehold

Asking Price: £325,000

Wentworth Way, Dinnington,  
Sheffield, South Yorkshire, S25



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# Wentworth Way, Dinnington, Sheffield, South Yorkshire, S25

## SPACIOUS DETACHED BUNGALOW, EXCEPTIONAL STANDARDS THROUGHOUT, SOUGHT AFTER & CONVENIENT LOCATION! AN ABSOLUTE MUST SEE!

Boasting exceptional standards throughout, a spacious three bedroom detached bungalow located within this ever sought after position and enjoying the benefit of gas heating to radiators, UPVC double glazing and ample off road parking by way of a block paved driveway. Being ideally placed to access a range of amenities in the town of Dinnington and is a short drive away from the M1 and the A57 making it a great base for the commuter. The accommodation briefly comprises an entrance lobby, beautifully appointed open plan living area with breakfast kitchen and island unit, conservatory, hallway, three bedrooms and a stunning fitted bathroom. Outside, a driveway provides off road parking along with an integral garage. At the rear is a well appointed low maintenance, landscaped garden. An absolute must see property! Avoid disappointment and call Lincoln Ralph today!

**Entrance Lobby** Front facing UPVC double glazed entrance door. A door opens to a lobby.

**Lobby** Having a radiator and a useful storage cupboard. A door opens to the open plan living room.

**Open Plan Living Room** 10.70 x 4.01. (The first measurement is the maximum measurement) A genuine highlight of the accommodation is this modern, open plan living room. Fitted with a range of wall mounted and base level units in a white high gloss finish with granite work surfaces. The centre piece of the kitchen area is the island unit with a granite work surfaces incorporating a sink unit with mixer tap along with an integrated four ring Neff induction hob with extractor hood over and a breakfast bar. There is an integrated Neff electric oven, built in Neff combination oven/microwave, space for an American style fridge freezer along with downlights to the ceiling. The lounge area is complimented by a modern wall mounted electric fire and there are two rear facing UPVC double glazed windows, two radiators, rear facing UPVC double glazed bi-folding doors and a sliding UPVC double glazed door opens to the conservatory. A door opens to the hallway.

**Conservatory** 3.44 x 3.08. A pleasant room overlooking the rear garden with side and rear facing UPVC double glazed windows. There is a radiator and UPVC double glazed French doors open to the garden.

**Hallway** Radiator and doors open to the bedrooms and bathroom.

**Bedroom 1** 4.25 x 2.94. A well presented room with a range of fitted wardrobes, coving to the ceiling, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.68 x 2.38. Having a fitted wardrobes, front face g UPVC double glazed window, coving to the ceiling and a radiator.

**Bedroom 3** 2.77 x 2.30. Front facing UPVC double glazed window, built in wardrobe and a radiator.

**Bathroom** 3.23 x 2.75. A beautifully appointed bathroom with duel ended shoe style bath with chrome fittings, shower enclosure with overhead drencher, wash hand basin and a low flush WC. Th room is complimented by the aqua panelling to the walls, downlights to the ceiling, two side facing UPVC double glazed windows and a heated chrome towel rail.

**Outside** The property enjoys a position set back from the road and has ample off road parking provided by a block paved driveway that leads to an integral garage. The front garden is pebbled with a shrub border. To the rear is an enclosed, well appointed, low maintenance garden that comprises a flagged seating area and artificial lawn with a gravelled border.

**Garage** 3.75 x 2.59. Having power and lighting. Houses the central heating boiler. Perfect for storage purposes as the size would only allow for a small vehicle.



- Stunning detached bungalow
- High standards throughout
- Open plan living
- Conservatory
- Beautifully appointed bathroom
- Sought after location
- Well placed for amenities
- An absolute must view!

### 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.

