



£290,000 Offers Over

Limelands Road, Dinnington, Sheffield

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Beautiful Detached Family Home
- Four Bedrooms with Ensuite to Master Bedroom
- Modern Decor Throughout
- Spacious Bay Windowed Lounge
- Open Plan Kitchen Diner
- Large Conservatory
- Driveway & Integral Garage
- Enclosed Landscaped Rear Garden
- Highly Sought-After Location
- VIEWING HIGHLY ADVISED...!

## Property Description

AWAITING YOUR FURNITURE IS THIS FABULOUS FAMILY ABODE...ON A MODERN DEVELOPMENT IN DINNINGTON, LIMELANDS ROAD...!  
Uflit are more than delighted to welcome to the market this STYLISH detached four bed family home offering MODERN LIVING throughout.

## Main Particulars

AWAITING YOUR FURNITURE IS THIS FABULOUS FAMILY ABODE...ON A MODERN DEVELOPMENT IN DINNINGTON, LIMELANDS ROAD...!  
Uflit are more than delighted to welcome to the market this STYLISH detached four bed family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a cosy cloakroom entrance, welcoming hallway leading to a bright and spacious bay windowed living leading to the dining area room complimented by Patio doors opening to a large conservatory which overlooks the rear garden, breakfast kitchen and a downstairs wc. To the upstairs accommodation a superb master bedroom with a stunning ensuite, three further bedrooms and a beautiful family bathroom. To the outside an attractive open manicured frontage with a driveway providing ample off-road parking leading to an integral garage. The enclosed rear garden adds to the attraction with patio area. The property also benefits from a range of fitted blinds and an alarm system. All this and more can be found at this FANTASTIC FAMILY HOME! Located on the popular modern development in Dinninigton within easy reach of local amenities, excellent transport links and schools. The property also benefits from an alarm system, a large range of fully fitted blinds, a boarded loft and newly installed (April 2022), new boiler, hive heating and cavity wall insulation. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Council Tax Band: D

Tenure: Freehold

**Entrance Porch/ Cloakroom** w: 1.7m x l: 1.4m (w: 5' 7" x l: 4' 7")

Entering through a glazed composite door to a cosy cloakroom with feature wall. spot lighting and vinyl tiled flooring.

### Entrance hall

A glazed solid glazed door with further glazed side panels invites you into a light and warming hallway featuring beautiful solid wood flooring flowing seamlessly through to the open plan lounge diner with carpeted spindled stairs leading to the first-floor accommodation and radiator. Stylish glazed panelled French doors giving access to the lounge and further doors to the wc and kitchen.

**Lounge** w: 3.2m x l: 5.2m (w: 10' 6" x l: 17' 1")

A spacious and modern living area boasting a large bay window allowing the light to flow through this entire space. A modern feature wall, a radiator adds warmth and a continuation of the solid wood flooring seamlessly flowing through to the dining area.

**Open Plan Breakfast Kitchen/Diner** w: 4.6m x l: 3.4m (w: 15' 1" x l: 11' 2")

The heart and hub of this family home is the kitchen area comprising of a range of wall and base units with complimentary work surface areas, resin countertop sink

and tiled back panels. Integrated appliances to include a built-in oven, gas hob, extractor fan and plumbing for further utilities. A rear facing upvc window along with a glazed upvc door opening to the garden illuminates this space whilst spot lighting creates the mood. A radiator adds warmth and a continuation of the laminate flooring.

**Dining room** w: 3.2m x l: 2.8m (w: 10' 6" x l: 9' 2")

With a further feature wall, radiator, door to the kitchen and patio doors opening to the conservatory.

**Conservatory** w: 3.5m x l: 4.3m (w: 11' 6" x l: 14' 1")

A fabulous addition to the property creating a further large reception room with laminate flooring, radiator and French doors opening to the rear garden.

## **WC**

A beautifully presented wc comprising of a low level wc and vanity wash hand basin creating additional storage. Heated towel and partially tiled to walls with contrasting flooring.

**Garage** w: 2.6m x l: 5.1m (w: 8' 6" x l: 16' 9")

With and electric roller shutter door.

## **FIRST FLOOR:**

### **Landing**

A spindled carpeted landing with radiator and loft hatch to a partially boarded loft creating additional storage. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboard.

**Master bedroom** w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

A luxurious master bedroom with a front facing upvc bay window, radiator, carpeted flooring, a range of built-in wardrobes and a door giving access to the ensuite.

**Ensuite** w: 2.4m x l: 1.4m (w: 7' 10" x l: 4' 7")

A beautifully presented ensuite comprising of a built-in shower, a vanity unit housing both wash hand basin and wc whilst creating ample storage. Partially tiled walls with feature tiling and contrasting tiled flooring, heated towel rail and a side facing upvc window.

**Bedroom 2** w: 3.2m x l: 1.3m (w: 10' 6" x l: 4' 3")

A further double bedroom with a range of built-in wardrobes, vinyl flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 2.7m x l: 3.9m (w: 8' 10" x l: 12' 10")

A further double bedroom with built-in wardrobes, recess shelving, front facing upvc window, radiator and vinyl flooring.

**Bedroom 4** w: 2.5m x l: 3.1m (w: 8' 2" x l: 10' 2")

An ample sized fourth bedroom with a range of built in wardrobes, rear facing upvc window, radiator and carpeted flooring.

**Family Bathroom** w: 2m x l: 1.9m (w: 6' 7" x l: 6' 3")

This beautifully presented modern family bathroom comprises of a panelled bath with overhead double shower and screen, a stylish floating vanity unit housing the wash hand basin and a further vanity unit housing the low level wc. Modern decorative panelled walls with bespoke shelving and contrasting vinyl tiled flooring, rear facing upvc window and a heated towel rail.

**Outside**

An attractive open aspect frontage with a driveway providing ample off-road parking leading to the integral garage, predominantly lawned gardens with attractive manicured borders. Side gated access to the enclosed rear garden where a bespoke block paved patio leads to a lawned garden with manicured borders and a tranquil water feature all enclosed with fencing creating a fabulous family outdoor entertaining area.

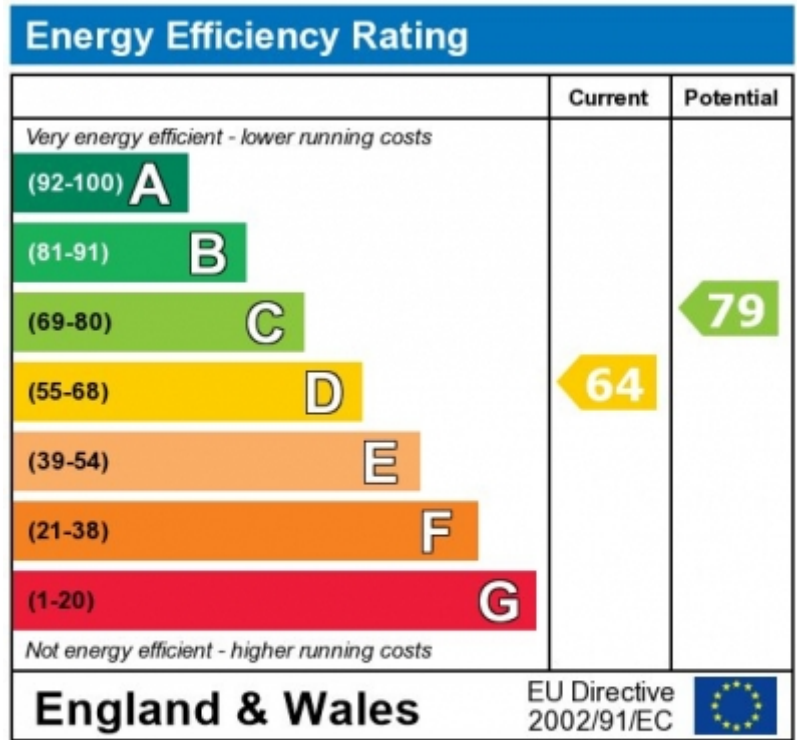




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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