merryweathers
Est. 1832

14 Swinston Hill Gardens, Dinnington, Sheffield, S25 2RW

£450,000

NEARING COMPLETION***

A STUNNING NEW-BUILD DETACHED FAMILY HOME ENJOYING A CUL-DE-SAC LOCATION OFF SWINSTON HILL ROAD.
The property offers contemporary high specification accommodation complemented by underfloor heating and integral Garage.
The accommodation comprises: Reception Hall, Cloakroom, magnificent 'L' shaped Living Kitchen with integrated appliances and bi-fold doors. There ae 4 double Bedrooms (with En-Suite to the master) and family Bathroom.
Dinnington is a popular township centrally placed for travelling to Rotherham, Sheffield and Worksop whilst the close proximity of the M1 makes travelling farther afield readily accessible.

FOR FURTHER INFORMATION CONTACT THE SOLE SELLING AGENTS ON 01709 375591

(ARTISTS IMPRESSION)

RECEPTION HALL

CLOAKROOM
With W.C. and wash basin

'L' SHAPED LIVING KITCHEN 31'8" x 28'5" (9.655 x 8.677)

(Artist Impression) A magnificent entertaining/family room with a range of fitted units with integrated appliances and bi-fold doors opening into the rear garden

LANDING

BEDROOM ONE 13'10" x 9'6" (4.23 x 2.9)

(Artistic Impression)The measurement excluding the wardrobe recess)

EN-SUITE 7'6" x 9'3" (2.29 x 2.82)
With shower enclosure W.C. and wash basin

BEDROOM TWO 15'5" x 13'0" (4.72 x 3.98)

BEDROOM THREE 10'5" x 12'9" (3.2 x 3.9)

BEDROOM FOUR 12'5" x 11'5" (3.8 x 3.49)

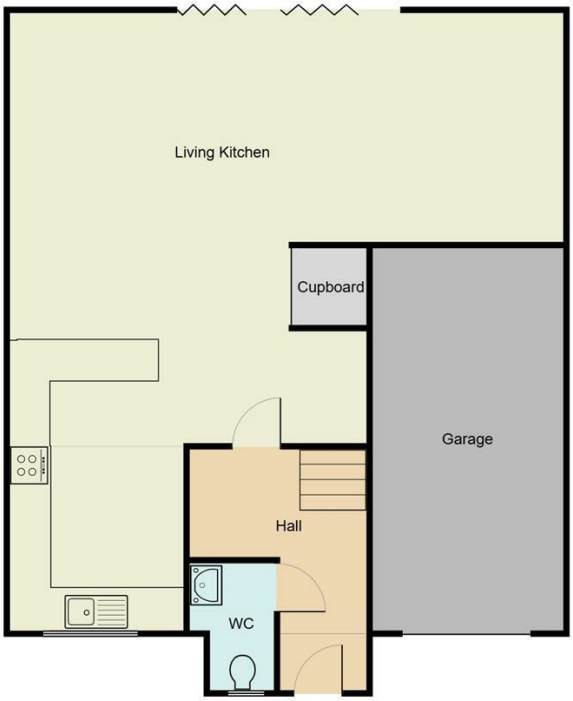
FAMILY BATHROOM 6'11" x 6'6" (2.13 x 2)
Comprising panelled bath, W.C. and wash basin

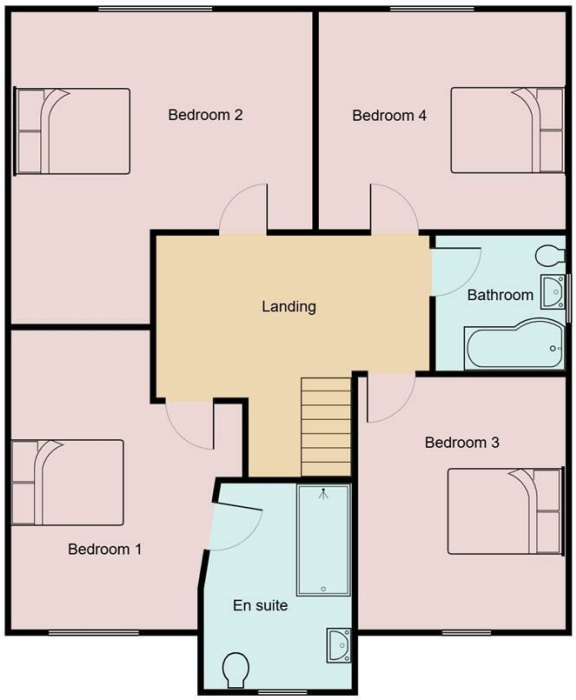
OUTSIDE
There are gardens to front and rear with drive

INTEGRAL GARAGE 19'4" x 9'9" (5.9 x 2.985)

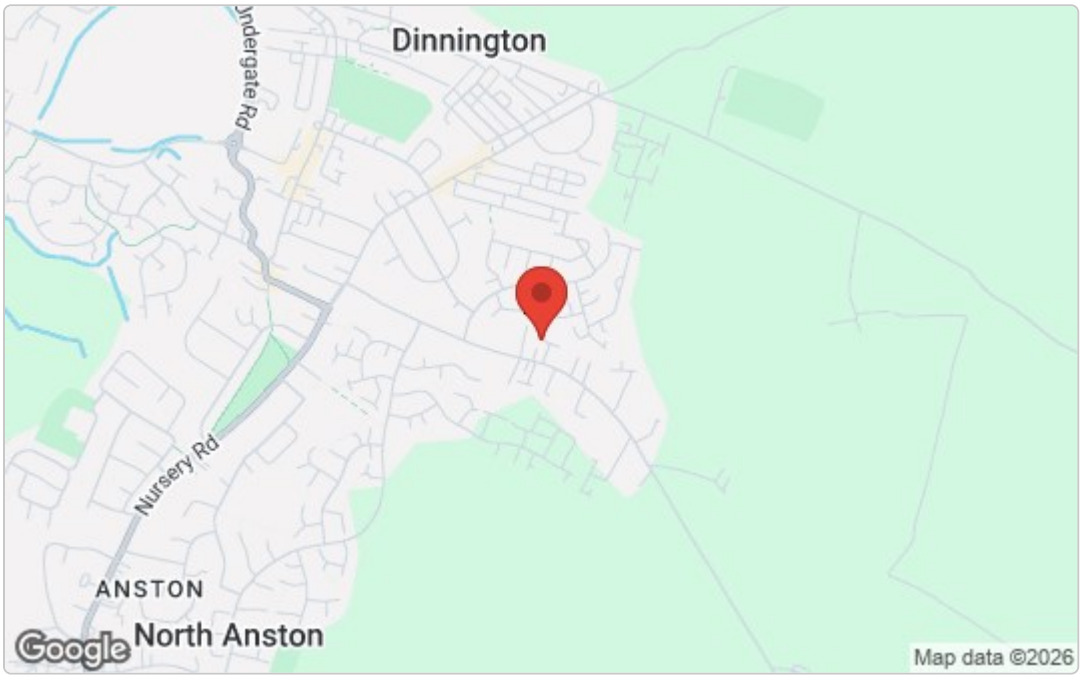
MATERIAL INFORMATION
Council Tax Band: To be confirmed
Tenure : Freehold
Property Type Detached House
Construction type Reconstituted Stone
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type Off road parking & Garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a conveyancing solicitor.
PLEASE NOTE THE PROPERTY IS BEING SOLD BY A STAFF MEMBER

Floor Plan

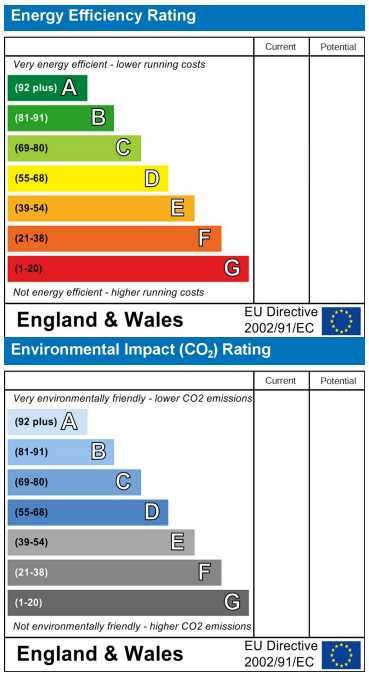




Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

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