



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 are 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

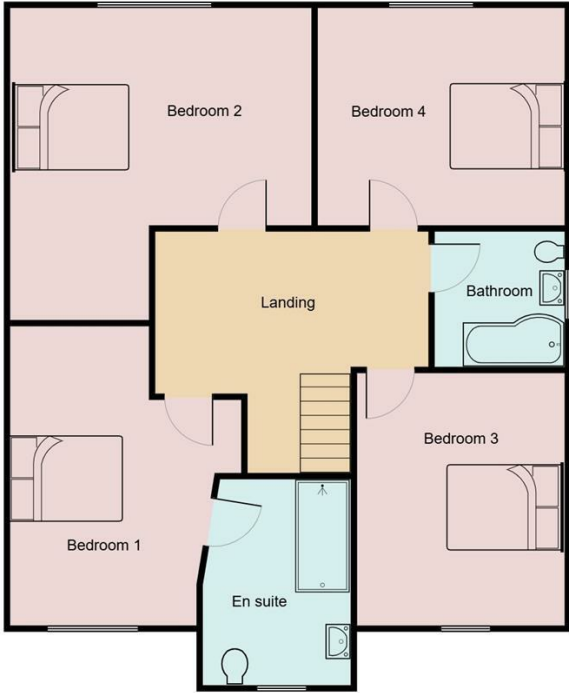
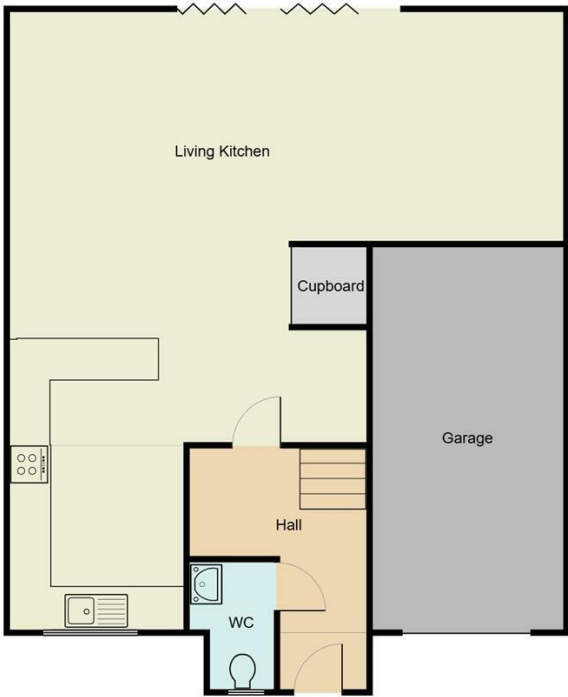
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

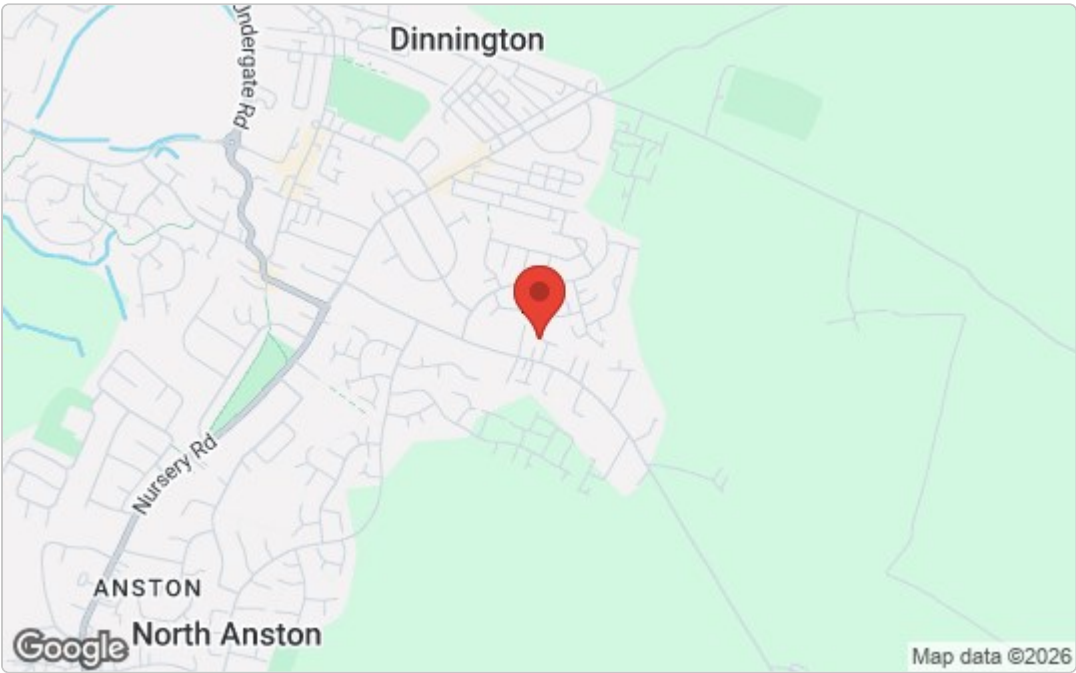
We advise all clients to discuss the above points with a conveyancing solicitor.

PLEASE NOTE THE PROPERTY IS BEING SOLD BY A STAFF MEMBER

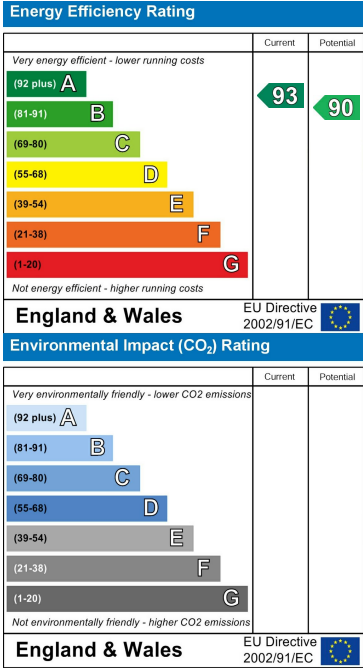
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

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