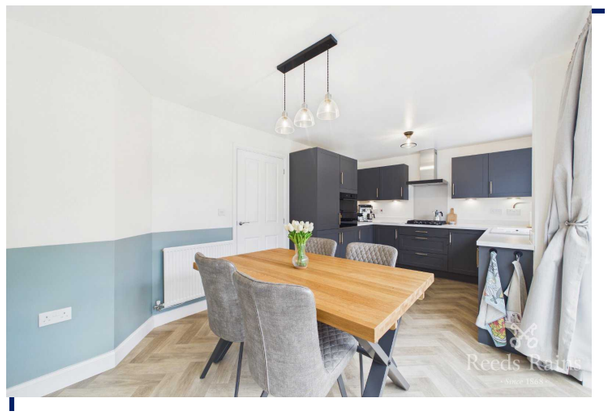
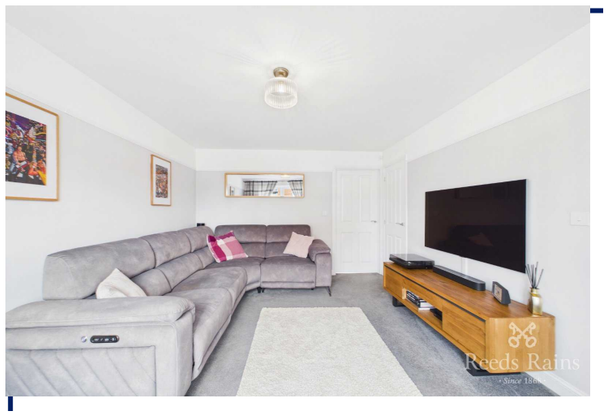


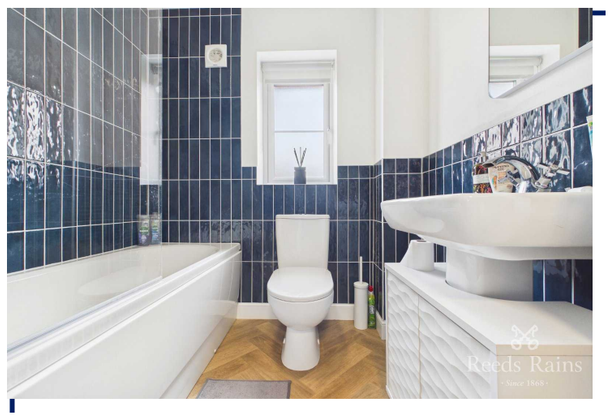


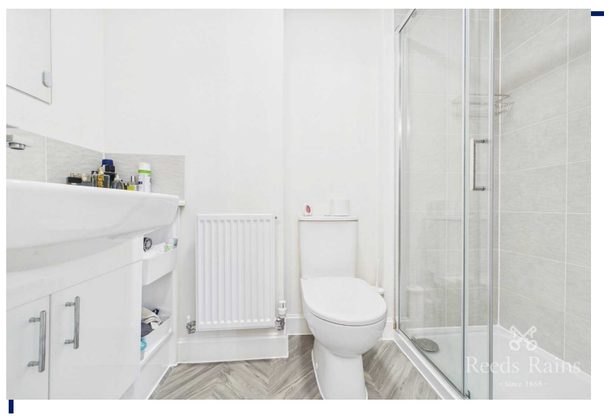












Meltonfield Chase, Dinnington,
Sheffield, South Yorkshire, S25

Asking Price: £280,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Meltonfield Chase, Dinnington, Sheffield, South Yorkshire, S25

Asking Price: £280,000 Freehold

Council Tax Band: D
EPC Rating: B

Looking to upsize? Take a look at this immaculate four bedroom detached family home, situated on a popular new development in Dinnington. The property offers stylish and spacious accommodation throughout, making it an ideal choice for growing families.

Entrance Hall
Front-facing stylish composite door providing access to the property, vinyl floor covering, central heating radiator, staircase rising to the first floor and access to the living room.

Living Room
14'11" x 11'3" (4.55m x 3.43m)
A neutrally decorated, bright and airy living room with fitted carpet, central heating radiator, useful understairs storage cupboard and a front-facing double glazed window.

Kitchen Dining Room
18' x 10' (5.49m x 3.05m)
A stunning kitchen/dining room fitted with a range of matching wall, base and drawer units, complemented by stylish work surfaces and upstands. Features include an inset one-and-a-half bowl sink with drainer and mixer tap, integrated electric oven, gas hob with cooker hood over and glass splashback, integrated dishwasher and fridge freezer. There is ample space for a dining table and chairs, vinyl floor covering, two central heating radiators, a rear-facing double glazed window and double glazed French doors providing direct access to the rear garden. The room also provides access to the utility room.

Utility Room
5'4" x 5'3" (1.63m x 1.6m)
Featuring further matching wall and base units with coordinating work surfaces and upstands, space for a washing machine and tumble dryer, central heating radiator, vinyl floor covering, access to the cloakroom and a rear-facing double glazed window.

Cloakroom
A convenient ground floor W.C comprising a wash hand basin with splashback tiling, central heating radiator, vinyl floor covering and a side-facing double glazed obscure window.

Landing
Fitted carpet, central heating radiator, built-in airing cupboard and access to the loft.

Master Bedroom
10'10" x 9'11" (3.3m x 3.02m)
Beautifully decorated master bedroom with fitted carpet, central heating radiator, access to the en suite shower room and a front-facing double glazed window.

En Suite
7'9" x 3'5" (2.36m x 1.04m)
Featuring a shower enclosure with mains shower, wash hand basin with vanity unit beneath, W.C, central heating radiator, partial splashback tiling, shaver point, extractor fan and vinyl floor covering.

Bedroom Two
12'11" x 9' (3.94m x 2.74m)
Fitted carpet, central heating radiator and a front-facing double glazed window.

Bedroom Three
12'5" x 8'2" (3.78m x 2.5m)
Fitted carpet, central heating radiator and a rear-facing double glazed window.

Bedroom Four
12'3" x 8'6" (3.73m x 2.6m)
Fitted carpet, central heating radiator and a rear-facing double glazed window.

Family Bathroom
7'1" x 6'4" (2.16m x 1.93m)
Beautifully presented family bathroom comprising a panelled bath with shower over and glass splashback screen, wash hand basin, W.C, stylish partial splashback tiling, central heating radiator, extractor fan, vinyl floor covering and a rear-facing double glazed obscure window.

Garage
16'4" x 8'8" (4.98m x 2.64m)
Integral garage with an up-and-over door, lighting and an electric vehicle charging point.

Exterior
To the front of the property is a double block-paved driveway providing side-by-side off-street parking, a well-maintained lawned garden and gated side access to the rear.

To the rear is a generous-sized garden, mainly laid to lawn and offering a blank canvas for the new owner to personalise. The garden also features a small patio area, outside tap and is fully enclosed by fencing.



For full EPC please contact the branch.

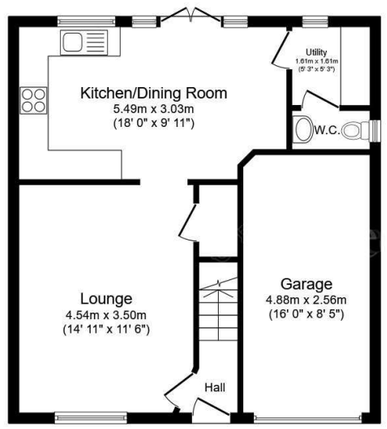
Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on allcustomers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

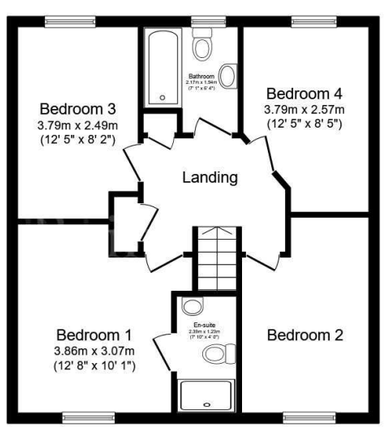
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor



First Floor

Total floor area 113.2 sq.m. (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.