



Meltonfield Chase, Dinnington Sheffield S25 2UG

welcome to

Meltonfield Chase, Dinnington Sheffield

LOOKING TO UPSIZE? Exceptionally well presented four bedroom detached home on a very sought after new development in Dinnington with off road parking, enclosed rear garden and garage! Close to local amenities together with schools and transport links. EPC RATING B ***PRICE £272,500***



Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hall

Vinyl flooring, central heating radiator and double glazed composite door.

Cloakroom

Vinyl flooring, central heating radiator, side double glazed window, low flush wc and wash hand basin.

Lounge

Front double glazed window, central heating radiator and storage cupboard

Kitchen Diner

Fitted kitchen with a range of shaker wall and base units set above and below worksurfaces incorporating built in electric oven, gas hob, dishwasher, stainless steel sink and drainer and fridge freezer. Rear double glazed window and patio doors, two central heating radiators and vinyl to the floor.

Utility Room

Fitted shaker units, vinyl flooring and rear double glazed window. There is a combi boiler in cupboard and also plumbing for a washing machine.

Stairs And Landing

Stairs rising to first floor accommodation having loft access and two storage cupboards.

Bedroom One

Front double glazed window and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, vanity wash hand basin and shower enclosure with mains fed shower. Part tiled wall, vinyl flooring and central heating radiator.

Bedroom Two

Front double glazed window and central heating radiator.

Bedroom Three

Rear double glazed window and central heating radiator.

Bedroom Four

Rear double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with mains shower over. Part tiled wall, vinyl flooring, central heating radiator and rear double glazed window,

Outside Space

To the front of the property is a lawned garden and driveway for two cars. To the rear of the property is a lawned garden and patio seating area.

Garage

Attached garage having manual up and over door, power and lighting and electric car charging port.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DGT108122



welcome to

Meltonfield Chase, Dinnington Sheffield

- EPC RATING B
- IMPRESSIVE FOUR BEDROOM DETACHED
- NEW DEVELOPMENT
- WELL MAINTAINED THROUGHOUT
- PLACED WELL FOR LOCAL SCHOOL AND AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£272,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT108122



Property Ref:
DGT108122 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk