

FOR SALE



Furness Close, Dinnington
Guide Price £210,000


MARTIN & CO



Furness Close, Dinnington

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- End townhouse
- Three double bedrooms
- Two reception rooms
- Cul de sac position
- Off road parking

guide price £210,000 - £220,000. Set in a cul de sac position within the well regarded area of Dinnington, this extended end townhouse offers generous proportions and a practical layout that suits a range of buyers. The property is positioned within easy reach of the town centre where a variety of local shops, supermarkets and everyday amenities can be found. Dinnington benefits from well known stores including Tesco Superstore, Lidl and Sainsbury's Local, along with a selection of independent retailers, cafes and services.

The area is also well placed for commuting. The A57 and M1 motorway network are both accessible within a short drive, offering links towards Sheffield, Rotherham and Worksop. Public transport links run through the town providing regular bus services to surrounding areas. For rail travel, Kiveton Park and Kiveton Bridge railway stations are both within convenient driving distance, providing connections towards Sheffield, Lincoln and further afield. Families often look towards this area due to the nearby schooling options. Dinnington High School is a well known secondary school within the community, while primary education is served by schools such as Laughton Junior and Infant School and Anston Hillcrest Primary School, both within a short distance. The property itself sits back from the road within a



quiet cul de sac and benefits from off road parking to the front for several vehicles. A front entrance porch provides a useful buffer from the outside and leads into the main living accommodation.

The lounge is positioned to the front of the property and provides a comfortable main reception area. A spindled staircase rises from here to the first floor landing, adding character to the space while maintaining an open feel. The layout flows naturally through the ground floor, creating a home that works well for both everyday living and social occasions. To the rear sits a separate dining room which provides an additional reception space. This room offers flexibility for formal dining, family use or even a home office arrangement if required. There is also the benefit of under stairs storage, ideal for keeping household items neatly tucked away. Double doors connect through to the kitchen while bi fold doors open out to the rear garden, allowing a good level of natural light and creating a pleasant connection between the inside and outside spaces.

A useful downstairs cloakroom is also located on the

ground floor and is fitted with a two piece suite, providing convenience for both household members and visiting guests.

The kitchen runs along the side of the property and offers an impressive full length layout, giving plenty of workspace and storage. It is fitted with a range of high gloss white wall and base units which provide a modern finish while maintaining a practical design. A breakfast bar creates an informal seating area which works well for quick meals or morning coffee. Integrated appliances include an oven, hob, extractor hood, fridge, freezer and washing machine, allowing the space to remain streamlined and functional. Upstairs, the first floor landing provides access to three well proportioned double bedrooms. Having three genuine double rooms is a notable feature and provides flexibility for growing families, guests or home working arrangements.

The family bathroom is fitted with a white three piece suite comprising bath, wash basin and WC. The neutral finish allows for easy personalisation if desired while remaining perfectly practical for day to day use.



Externally the property continues to offer good space. To the front there is off road parking for several vehicles which is always a welcome feature in a residential setting such as this. The rear garden provides a lawn and patio area, offering space for outdoor seating, family use or summer gatherings. The layout is straightforward and manageable while still providing enough room for planting, play or relaxation. Overall this is a well positioned and spacious home within a popular part of Dinnington, offering generous room sizes, useful additional reception space and a practical garden. Its location close to local amenities, schools and transport connections makes it a property that will appeal to a wide range of buyers.

ENTRANCE PORCH Having laminate flooring, door to the lounge and front facing entrance door.

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LOUNGE With coving to the ceiling and laminate flooring. The focal point of the room is the spindled staircase that rises to the first floor landing and front facing window.

DINING ROOM With downlights to the ceiling, under stairs storage cupboard, double doors to the kitchen and bi-fold doors to the rear garden.

CLOAKROOM Having a white two piece suite which comprises of a low flush w.c, wash hand basin and rear facing window.

KITCHEN Having a range of fitted wall and base units in high gloss white, wall units include extractor hood, underlighting and there are downlights to the ceiling. Base units are set beneath worktops which include a one and a half bowl sink, 5 ring gas hob, eye level oven, integrated washing machine, fridge freezer, breakfast bar, front and rear facing windows.

LANDING With airing cupboard and loft access with ladder.

BEDROOM ONE A double size room with coving to the ceiling, store cupboard, laminate flooring and front facing window.

BEDROOM TWO A double size room with laminate flooring and front facing window.

BEDROOM THREE A double size room with laminate flooring and two rear facing windows.

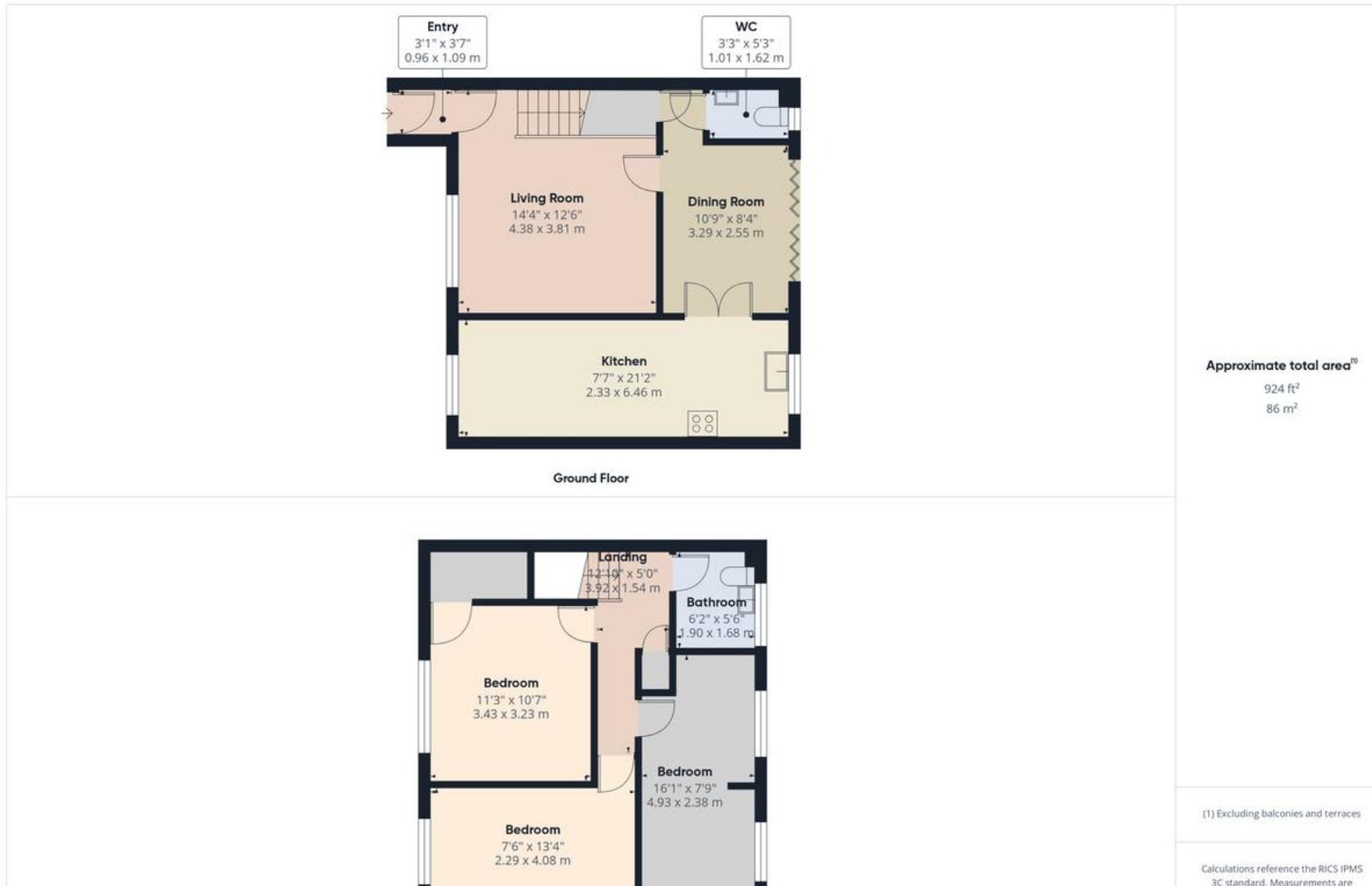
BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls and rear facing window.

OUTSIDE To the front is a generous drive providing off road parking and slate area. To the rear is a garden with patio area, lawn and shed.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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