



## Colliers Place, Sheffield, S25 2SS

**£265,000**

Modern detached house on corner plot. Modern dining kitchen with integrated appliances plus contemporary bathroom, en suite & WC. Impressive roofed gazebo with decking & glazed side panels plus well presented gardens. Off road parking. Flooring & blinds included.





# 1 Colliers Place, Dinnington, Sheffield, S25 2SS

We are delighted to offer for sale this modern detached house located on a corner plot on this popular development with access to amenities and transport links. Having been constructed in 2024 the property still benefits from 8 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of note include the recently fitted roofed gazebo with decking and glass inserts, French doors plus wardrobes to bedroom 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property occupies a corner plot with well presented gardens plus roofed gazebo with decking and glass panels plus an external tap. There are 2 car parking spaces plus an electric vehicle charging point.

Tenure - Freehold

Estate Management Fee - Not yet collected

Council Tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With vinyl flooring. Access to store.

### Lounge 15'5" x 10'7" (4.70m x 3.23m)

A light dual aspect room with carpets and blinds.

### Dining Kitchen 15'5" x 8'9" (4.71m x 2.69m)

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With integrated oven, hob, hood, fridge freezer, washing machine and dishwasher. With vinyl flooring plus French doors leading to the rear garden.

### WC 5'7" x 3'2" (1.71m x 0.98m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted carpets. Access to store.

### Bedroom 1 10'10"(max) x 10'6"(max) (3.32m(max) x 3.21m(max))

With carpets and blinds.

### En Suite 7'4"(max) x 4'7"(max) (2.25m(max) x 1.42m(max))

Having contemporary white sanitary ware with double shower, tiling and vinyl flooring.

### Bedroom 2 12'0"(max) x 8'9"(max) (3.66m(max) x 2.67m(max))

With carpets and blinds.

### Bedroom 3 8'9" x 6'4" (2.67m x 1.95m)

With wardrobes, carpets and blinds.

### Bathroom 6'11" x 5'6" (2.11m x 1.68m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

## EXTERNAL

The property occupies a corner plot with well presented gardens plus roofed gazebo with decking and glass panels plus an external tap. There are 2 car parking spaces plus an electric vehicle charging point.







