



Breck Lane, Dinnington, Sheffield, South Yorkshire, S25 2LJ

£280,000

VERY RARE! – 275 foot long garden. 0.25 acre plot. 4 double bedrooms. 2 huge garages. Desirable location. Excellent long term family home with scope for further extension/remodelling.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this 4 double bed detached family home, occupying a 0.25 acre plot and boasting a 275' long rear garden. Located in the popular and established village of Dinnington. Features include: generous room sizes, double glazing, gas central heating, spectacular landscaped gardens, plentiful parking and two very large garages. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the gardens, space, potential, location, lifestyle and value.

PROPERTY SUMMARY

The accommodation includes a lounge, dining kitchen, downstairs WC, 4 double bedrooms and house bathroom. There is a large, 26' long, attached through garage, plus a 30' long detached rear garage, providing scope for various uses (home office, gym, workshop etc.). Externally there is ample gravelled parking to the front, and to the rear is a most spectacular 275 foot long garden, which can only be fully appreciated in person. We therefore highly recommend booking a viewing.

LOCATION

Pleasantly situated on the edge of this popular, established and convenient village. There is a wide choice of shops, pubs, schools and recreational facilities within the surrounding villages and towns. Sheffield, Rotherham, Chesterfield, Worksop and Doncaster are also within easy reach, and offer a further wide choice of amenities, transport links and recreation/leisure facilities. There are excellent transport links in the area, and the A1, M1, M18 and East Coast Mainline railway stations are all easily accessible, making this location a popular choice for commuters.

DIRECTIONS

Sat Nav location: S25 2LJ.

GROUND FLOOR

Front entrance vestibule with inner door to the hallway, with stairs to the first floor.

Lounge 16' 2" x 11' 4" (4.92m x 3.45m)

A spacious main reception room with large front window and charming feature fireplace with log burning stove.

Dining Kitchen 14' 7" x 10' 1" (4.44m x 3.07m)

A well-proportioned, fitted kitchen with ample space for a dining/breakfast table. Understairs cupboard, rear windows and door to:

Rear Porch & WC

A useful area for shoes and boots, with rear door and window and an inner door to the separate WC. The WC has utility space, and could accommodate adaptation to a shower room.

FIRST FLOOR

Central landing.

Bedroom One 14' 9" x 9' 7" (4.49m x 2.92m)

Large double bedroom with two rear windows. There is space to add an en-suite, if desired.

Bedroom Two 14' 9" x 9' 2" (4.49m x 2.79m) max into wardrobes.

Double bedroom with front window and deep, built-in wardrobes.



Bedroom Three 12' 4" x 9' 6" (3.76m x 2.89m)
Double bedroom with front window.

Bedroom Four 13' 3" x 9' 6" (4.04m x 2.89m) max.
Double bedroom with rear window.

Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)
Fitted white bath suite, including an enamelled bath.

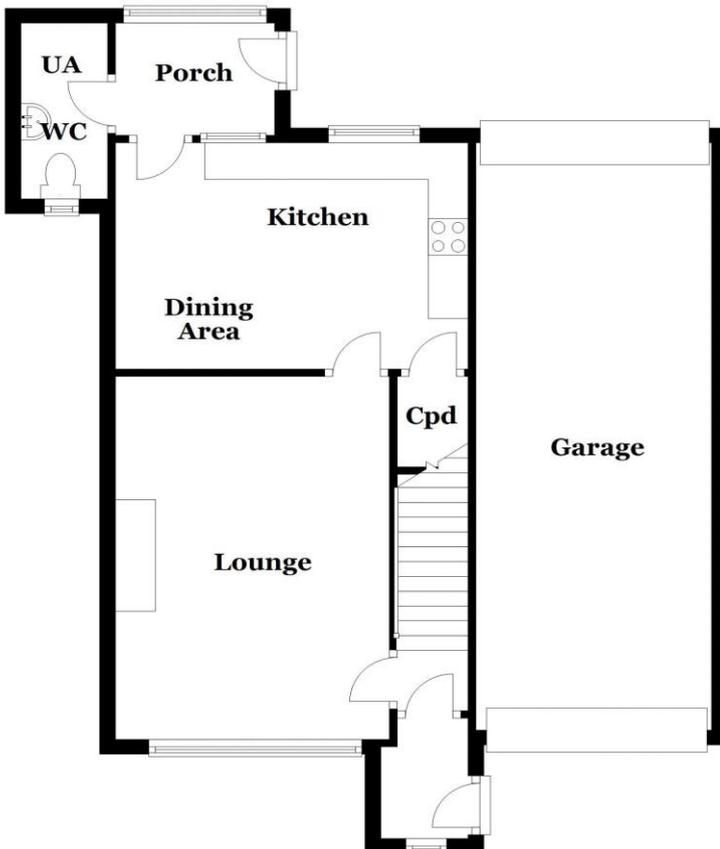
ATTACHED GARAGE 26' 2" x 9' 9" (7.97m x 2.97m)
A modern addition to the house, providing useful 'van sized' garaging. Electric remote controlled front roller door, rear roller door, power points and LED strip lighting.

DETACHED REAR GARAGE 30' 3" x 10' 0" (9.21m x 3.05m) overall.
A very large, detached rear garage, which could be adapted to a variety of uses (eg: home business/office, gym, workshop or even a separate annex (subject to planning)). Front garage door, side window and side door.

OUTSIDE
To the front is a gravelled parking area with planted bamboo screening. To the rear is a very large, 275 foot long (approx.) garden. The current owners have



Ground Floor



First Floor





landscaped and stocked this established garden to create a tropical, jungle feel, with winding footpaths through the huge array of specimen plants and trees. There is a large nature pond and towards the far end of the garden is a large, more open area, ideal for a variety of uses. The possibilities with this garden are exceptional, including scope for larger lawns, further landscaping, an orchard, vegetable/fruit beds, garden office, growing a sustainable supply of firewood, or keeping a flock of free range rescue chickens etc.

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Tenure: Freehold.
Council Tax Band: B.

These details were prepared / amended on: 11/08/2023

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