



24 RACKFORD ROAD, ANSTON
£350,000

BROWN & CO

THE EYEBROW, 24 RACKFORD ROAD, ANSTON, SHEFFIELD, S25 4DF

DESCRIPTION

A rare opportunity to acquire a generous detached chalet bungalow with eyebrow feature roof, set amidst most generous grounds in all extending to approximately 0.51 acres (0.21 hectares), subject to measured site survey.

With two bedrooms, refitted shower room and two receptions to ground floor together with first floor bedroom and loft area, the property has a versatile layout.

It is in need of a general scheme of modernization and is suitable for reconfiguration, extension and additional development subject to planning and all statutory consents/approvals.

LOCATION

The property enjoys frontage to Rackford Road having rear frontage to Narrow Lane. The local amenities to Anston are on hand. The nearby A57 links to the M1 making the property ideal for those wishing to access the wider motor network, commuting to Sheffield and Rotherham or the South Yorkshire conurbation in general.

DIRECTIONS

What3words: [portfolio.replays.curvy](https://www.what3words.com/)

ACCOMMODATION

ENTRANCE HALL staircase to first floor with under stairs storage cupboard.

LOUNGE 16'10" x 12'10" (5.15m x 3.91m) maximum dimensions, front aspect picture window, radiators. Double doors to



DINING ROOM 12'2" x 9'4" (3.71m x 2.86m) maximum dimensions, side aspect window, feature fireplace with Valor living flame style gas fire, radiator.



KITCHEN 10'5" x 9'8" (3.18m x 2.94m) ivory cream units to wall and floor level, granite effect working surfaces, tiled walls to coordinate, 1.5 sink unit, integrated Neff oven, Neff hob, extractor over. Tiled recess hosting Baxi gas fire. Further larder cupboards, pantry.



REAR ENTRANCE PORCH with garden access.

BEDROOM ONE 13'6" x 12'0" (4.13m x 3.66m) maximum measured to rear of range of in built wardrobes with top level storage and vanity area. Front aspect picture window, radiator.



BEDROOM TWO 10'0" x 9'8" (3.05m x 2.94m) rear aspect window, radiator.

SHOWER ROOM with quadrant shower having aqua boarding, vanity hand basin, wc. Underdrawn ceiling, tiled walls and flooring in natural tones to complement. Chrome towel warmer.



FIRST FLOOR

LANDING doorway to roof void. Walk in airing cupboard.

BEDROOM THREE 14'8" x 12'0" (4.46m x 3.66m) to rear of inbuilt wardrobes with central vanity unit, dual aspect. Further inbuilt double wardrobe. Radiator.



OUTSIDE

The property enjoys frontage to Retford Road set behind stone walling and featuring generous grounds in all extending to or thereabouts. A concrete driveway provides off road parking and terminates at the **ATTACHED GARAGE 16'6" x 10'0" (5.04m x 3.05m)** with rear stores. To one side is an additional concrete sectional **SINGLE GARAGE**.

The gardens are predominantly laid to lawn in a wraparound style to front, side and rear. The rear splays out boasting mature screening of mature trees and shrubs aiding privacy at the back. The property is set amidst most generous grounds in all extending to approximately 0.51 acres (0.21 hectares), subject to measured site survey.

AGENTS NOTE: The property is being sold subject to Overage Provision, meaning if planning permission is granted for new residential dwellings within the curtilage on any part of the land in the next 25 years, the vendors and predecessors will be entitled to receive 25% and/or 40% of the increase in value dependent upon which part of the grounds is to be developed.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Rotherham Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

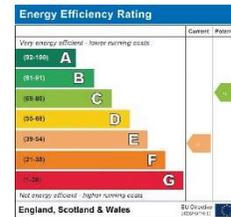
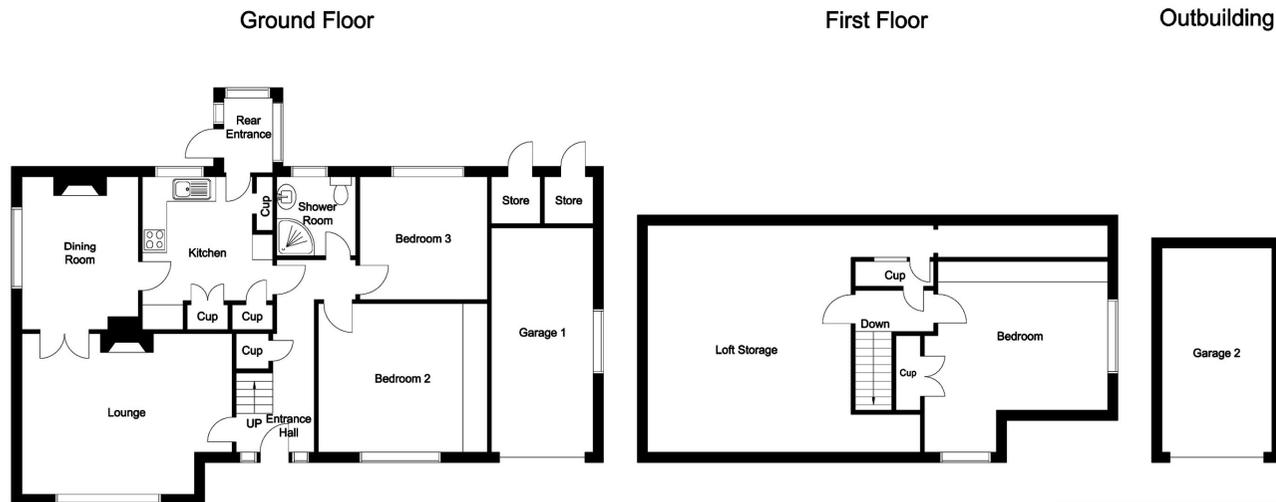
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in November 2022.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2022



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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
 01777 709112 | retford@brown-co.com

