



**Memory Lane | North Anston | Sheffield | S25 4AL**

**Guide Price £650,000 to £675,000**

Nestled on a private road enclosed by charming wooden gates, this magnificent Five Bedroom Detached family home offered by Bell & Co Estates is an ideal home for those seeking a blend of comfort and privacy. Spacious and thoughtfully designed, the open layout seamlessly connects the living, dining, and kitchen areas, providing a harmonious setting for spending time with loved ones or entertaining family, making Stoney Bank House the perfect family home. Step into a welcoming hallway that leads to a convenient downstairs WC, a cozy snug/office for relaxation, and a spacious lounge featuring a media wall. Bi-fold doors open onto the patio, creating a seamless indoor-outdoor flow. The adjacent open plan kitchen diner is bathed in natural light, with more bi-fold doors framing the garden view. The kitchen is a standout with its contemporary-coloured units, integrated appliances, and a pantry for your convenience. An adjoining utility room with access to an oversized double garage as well as garden access completes the downstairs space. This beautiful property spans over three floors, providing plenty of space. The first floor features a luxurious Master Bedroom with Ensuite and a separate Dressing Room (Bedroom Three). Additionally, you'll find a cozy Family Bathroom and another Double Bedroom. The second floor boasts two more generously sized Bedrooms and a modern Shower Room. To the front of the property the paved driveway provides off road parking for multiple vehicles with access to the rear garden. The rear complete with grassed area and patio with electric and lighting creates the perfect space for entertaining al-fresco style or unwinding after a long day at work. Located in a prime residential area, this stunning property offers a wealth of amenities including shops, schools, transport links and pubs. Viewing is highly recommended to fully appreciate what this home has to offer.





GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



2ND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 2876 sq.ft. (267.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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Stoney Bank House  
Memory Lane  
Anston  
SHEFFIELD  
S25 4AL

Energy rating

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Valid until  
**18 June 2034**

Certificate number  
**1900-5048-0422-5398-3643**

**Property type** Detached house

**Total floor area** 266 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements