



## 41 Hawthorne Avenue | South Anston | Sheffield | S25 5GR

£349,995

Bell & Co Estates are delighted to present this Two Bedroom Detached Bungalow in the sought-after village location of South Anston, selling with no onward chain. In brief, the property comprises of a welcoming Entrance Porch which leads into a spacious Hallway. Large front-facing Lounge featuring a charming fireplace and double doors that open into the separate Dining Room which opens into the rear-facing Conservatory overlooking the garden. The Kitchen is accessible from the Lounge, Dining Room and Hallway, complete with fitted wall and floor cabinets, a breakfast area, and a door providing access to the rear garden. Two Double Bedrooms, both with fitted wardrobes. Large Family Bathroom, originally the third bedroom, includes a walk-in shower, bath, WC, and sink unit. Separate Utility Room, previously the Bathroom, features a WC, built-in units, and plumbing for a washing machine. To the front of the property is a lovely mature garden with a driveway providing off-road parking for multiple vehicles and access to the Detached Garage. To the rear is an enclosed garden mainly laid to lawn with mature trees and plants, and a patio area perfect for entertaining. Close to local amenities, schools, shops, and transport links, this home is in a prime location. Viewing is highly recommended to fully appreciate what this home has to offer.

- No Onward Chain
- Detached Bungalow
- Sought-After Village Location
- Footprint of a Three Bedroom
- Two Double Bedrooms
- Four Reception Rooms
- Detached Garage
- Off Road Parking
- A must see!





## Contact Details

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41 Hawthorne Avenue  
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SHEFFIELD  
S25 5GR

Energy rating

**D**

Valid until  
**17 July 2034**

Certificate number  
**4000-8039-0922-3493-3343**

**Property type** Detached bungalow

**Total floor area** 110 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