



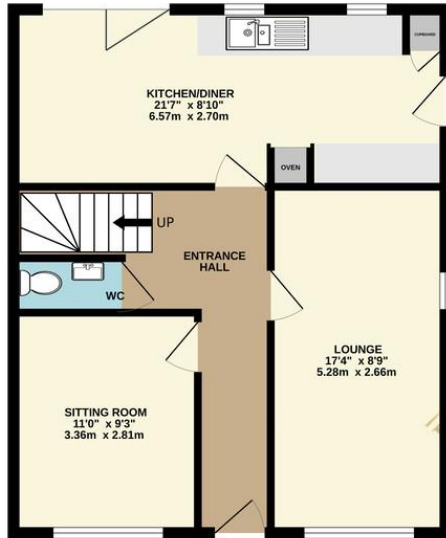
62 Main Street | North Anston | Sheffield | S25 4BD

£395,000

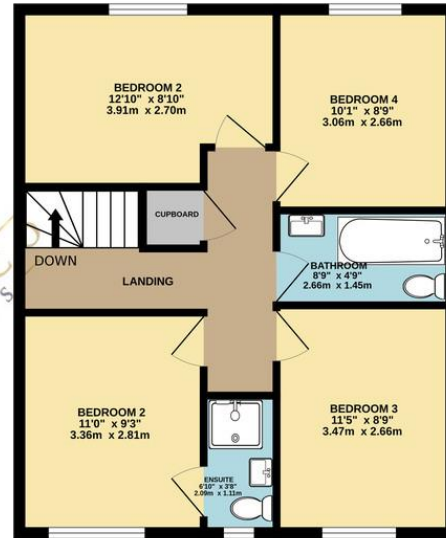
Bell & Co Estates are delighted to present this modern, four-bedroom detached home situated in the heart of North Anston, offering a fantastic opportunity for families seeking a spacious and well-located property. The property comprises of a warm welcome with access to all ground floor rooms, allowing access to a cosy and inviting Lounge, a great space for relaxation. There is a second sitting area, a versatile space ideal as a playroom, office, or dining room. To the rear of the property is a modern kitchen diner with stylish gloss-finish units with integrated appliances, patio doors offering views and access to the rear garden as well as a side door for additional garden access. A convenient WC, practical and ideal for guests completes the downstairs space. To the upstairs are four generously sized bedrooms, the master bedroom complete with an ensuite shower room and family bathroom; a modern space with shower over bath, WC, and sink unit. Externally, to the front is a private space with side access to the rear garden. To the rear is an enclosed garden which is mainly laid to lawn with a patio area, shed, and garage access, creating the perfect space for entertaining and relaxation. There is also off-road parking for 4+ vehicles, including space to the front of the garage and along the rear garden fence. Located close to local amenities, schools, and transport links, this home is in a prime position for convenience and community living. Viewing is highly recommended to fully appreciate the modern design, space, and flexibility this property offers. Contact us today to arrange your visit!



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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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62, Main Street
North Anston
SHEFFIELD
S25 4BD

Energy rating

B

Valid until

22 October 2025

Certificate number

9742-3807-7803-9025-3531

Property type

Detached house

Total floor area

117 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