



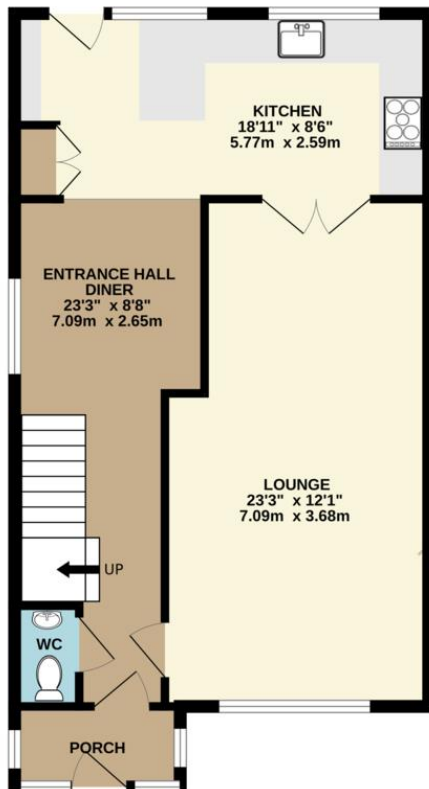
## 13 Winberry Avenue | North Anston | S25 4GZ

Guide Price £250,000 to £260,000

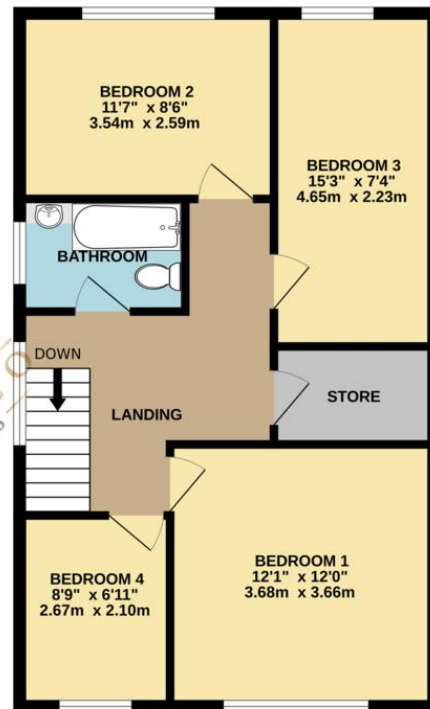
Bell & Co Estates are delighted to present this spacious and extended four-bedroom semi-detached home in the sought-after area of North Anston. Perfect for families or first-time buyers looking for room to grow, this modern home offers generous living space, stylish features, and a large garden. Step into the entrance porch, a perfect space for storing coats and shoes, leading into the entrance hallway. Here, you'll find an understairs storage cupboard and a downstairs WC for added convenience. The newly renovated open-plan kitchen and dining area is the heart of the home, boasting integrated appliances, a breakfast bar, and ample cupboard & worktop space. A unique secret hatch offers extra storage under the kitchen area. The rear door leads directly to the private garden, making it perfect for indoor-outdoor living. The large front-facing lounge is bright and spacious, featuring a newly fitted log burner, adding warmth and character to the home. Upstairs, you'll find four generously sized bedrooms, all offering flexible living space for family members or guests. A fifth room provides additional versatility-ideal for use as a home office or extra storage space. The modern family bathroom is stylishly finished, complete with a shower over bath, wash basin, and WC. The front garden features a grassed area with decorative borders, while the driveway extends down the side of the property, leading to a detached garage that has been recently reroofed. A side gate provides access to the large, private rear garden, which includes a patio area and new fencing for added privacy-perfect for relaxing, entertaining, or for children to play. Situated in the heart of North Anston, this home benefits from excellent transport links, local amenities, and reputable schools, making it an ideal choice for families.



GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



## Contact Details

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13 Winberry Avenue  
North Anston  
SHEFFIELD  
S25 4GZ

Energy rating

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Valid until

24 October 2031

Certificate number

4139-8720-1109-0625-0226

Property type

Semi-detached house

Total floor area

118 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 are 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