



## 6 Bedford Close | North Anston | Sheffield | S25 4HF

Offers In Excess Of £250,000

Bell & Co Estates are delighted to present this beautiful four-bedroom semi-detached home, situated in a quiet cul-de-sac in North Anston. Perfectly located within walking distance to schools and local amenities, this home offers modern family living, a spacious layout, and fantastic outdoor space. The home welcomes you into a practical entrance porch, leading into the spacious hallway with a storage cupboard under the stairs. The formal front-facing lounge is bright and inviting, benefiting from a large window that floods the space with natural light. The log burner with brick surround adds a cosy touch, making this room a perfect place to unwind. At the heart of the home is the large open-plan kitchen, dining area, and snug, ideal for family life and entertaining. The kitchen boasts a full-length fridge & freezer, a Belling range cooker, and integrated appliances, along with plenty of cupboard and worktop space. The breakfast bar and dining area create a sociable atmosphere, while the snug area adds a relaxed living space. A downstairs WC with a wash basin offers added convenience, and an integral door leads directly into the garage for effortless indoor access. Upstairs, the property features three large bedrooms and a well-proportioned single bedroom. The master bedroom benefits from a private ensuite with a walk-in shower, wash basin with cupboard space, and WC. The modern family bathroom includes a shower over bath, wash basin, and WC, with additional landing storage providing extra practicality. The loft space is fully boarded, equipped with electrics, and easily accessible via a pull-down ladder. It also houses the boiler, which is only five years old. To the front, the property has a gated entrance, with a driveway leading to the garage, which is accessible via an electric shutter door. The rear garden is both private and well-maintained, featuring an Indian stone patio, a lawn with planters, and a fully enclosed layout. Being a corner plot, this property enjoys extra privacy and outdoor space. Situated in North Anston, this home is in a prime location, within easy reach of local amenities, schools, and excellent transport links, making it perfect for families.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



## Contact Details

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6 Bedford Close  
North Anston  
SHEFFIELD  
S25 4HF

Energy rating

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Valid until	Certificate number
6 March 2035	2553-4716-8711-7268-1181

Property type Semi-detached house

Total floor area 109 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.