



## 20 Rackford Road | North Anston | Sheffield | S25 4DF

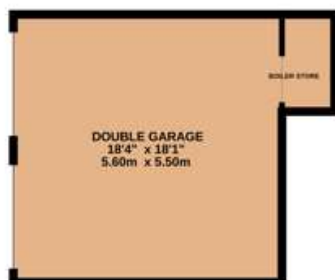
Guide Price £425,000 to £450,000

Bell & Co Estates are delighted to present this spacious three-bedroom detached bungalow, perfectly positioned on a generous plot in the highly sought-after area of North Anston with No Chain. Offering flexible living throughout, this well-maintained home is ideal for those seeking comfort, space and single-level living without compromise. Stepping inside, the property offers an impressive amount of accommodation. The welcoming entrance hall leads through to a bright and airy lounge, followed by a separate dining room, perfect for family meals and entertaining. The well-appointed kitchen is supported by a handy utility room, providing additional storage and practicality. A standout feature of this home is the spacious conservatory, enjoying views over the garden and offering a peaceful extra living space all year round. There is also a separate office, ideal for home working or hobbies. The bungalow benefits from three good-sized bedrooms, all complete with fitted wardrobes, along with a well-presented family bathroom. Externally, the property boasts an excellent plot with a large driveway, double garage, EV car charger, and beautifully maintained gardens, offering both privacy and plenty of outdoor space for relaxing or gardening enthusiasts. Situated close to local amenities, transport links and countryside walks, this fantastic bungalow offers the perfect balance of convenience and tranquillity. A superb opportunity-early viewing is highly recommended.



BASEMENT LEVEL  
348 sq ft. (32.3 sq.m.) approx.

GROUND FLOOR  
1461 sq ft. (135.7 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq ft. (168.0 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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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