



**1 Nemesia Close | Sheffield | South Anston | S25 5JE**

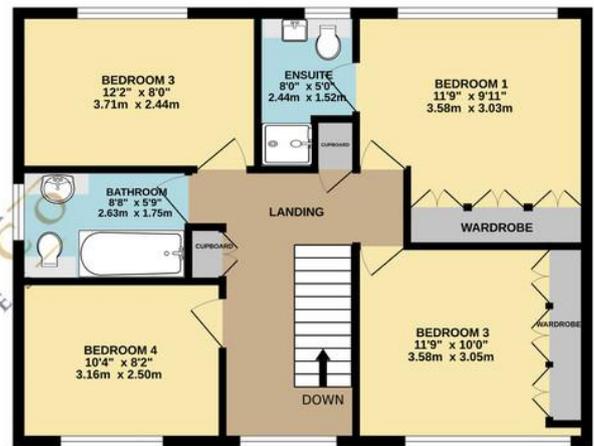
**£375,000**

Bell & Co Estates are proud to present this substantial and beautifully proportioned four-bedroom detached family home, perfectly positioned within the highly desirable village of South Anston. Upon entering, you are welcomed by a central hallway which provides access to the main living spaces. The spacious living room is flooded with natural light. The separate dining room comfortably accommodates a large dining table and provides an ideal setting for both everyday meals and formal entertaining. The well-appointed kitchen offers plentiful worktop space and storage. Adjacent to the kitchen is a dedicated study, perfect for those working from home, a playroom, or even a hobby room with floor to ceiling fitted cupboard and wardrobe space. A convenient downstairs WC completes the ground floor. To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom is a generous size room and benefits its own en-suite. A modern family bathroom serves the remaining bedrooms and is fitted with a bath, wash basin, and WC. Externally, the property enjoys a pleasant position with front garden and path access to the front and side door. Side gated access into the rear garden which highlights patio areas along with grassed area. Summer house, perfect for outdoor dining or entertainment. Double detached garage with large front driveway. The setting is ideal for families, with amenities, schools, and village facilities all within easy walking distance. Call Bell & Co Estates now to arrange your viewing on this wonderful home.



GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

1 Nemesia Close  
South Anston  
SHEFFIELD  
S25 5JE

Energy rating

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Valid until

26 December 2034

Certificate number

8590-0338-0022-3421-3243

Property type

Detached house

Total floor area

132 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