







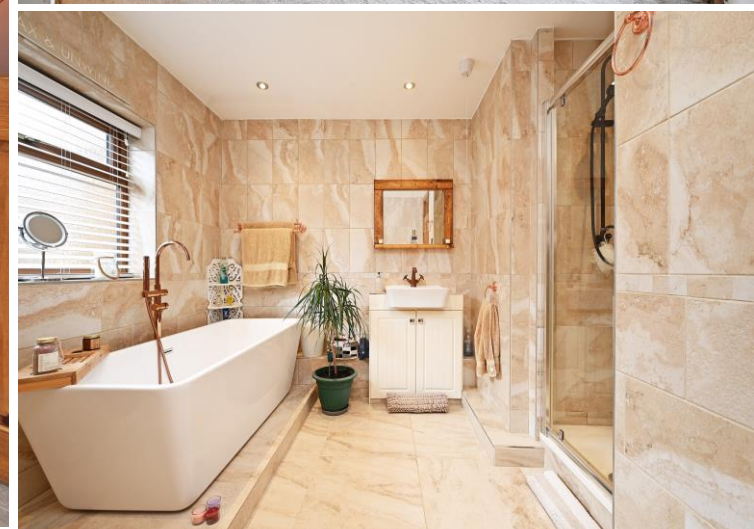
## 62 Woodsetts Road

North Anston • Sheffield • S25 4EQ

Guide Price £400,000 to £420,000

Guide Price £400,000 to £420,000 An outstanding 4 Bedroom detached home which will suit both the family buyer and retiree bungalow buyer alike with its flexible accommodation. Presented to the highest standard this home boasts 4 bedrooms, 3 bathrooms, uPVC double glazing, combination gas central heating, generous driveway and attached garage. In brief the accommodation comprises, uPVC door to the generous impressive hallway with ceramic wood effect flooring, storage cupboard and separate cloaks cupboard. Generous, light and airy lounge with a fantastic brick feature fireplace with wooden mantle and raised heart upon which stands a multi fuel stove, uPVC French doors to the garden. Open plan kitchen/ dining room fitted with a range of cream shaker style wall and base units, wood effect worktops, space for a range cooker and American style fridge/ freezer both of which are negotiable, integrated dishwasher and space within the units for a washer and tumble dryer, ceramic flooring, side Upvc door to the rear and ample space for a dining table. Ground floor Guest bedroom with en-suite shower room, fully tiled with tiled flooring and feature radiator. Bedroom 3 & 4 and a stunning 4 piece family bathroom with a free standing bath, separate shower, feature radiator, full tiling, tiled flooring and downlighters. Upstairs is the Principle bedroom with en-suite shower room. part tiled. Outside to the front is a generous driveway providing parking for multiple vehicles. garage with roll up and over doors.





- Detached family home
- Dormer style
- 4 Bedrooms
- Beautifully Presented
- Stylish Fitted Kitchen

- Modern 4 Piece Bathroom
- Principle Bedroom & Guest Bedroom with En Suites
- Generous Driveway & Garage
- Well Presented Enclosed Garden
- EPC C Rating, Freehold

# 62 WOODSETTS ROAD

APPROXIMATE GROSS INTERNAL AREA = 138.8 SQ M / 1494 SQ FT



**GROUND FLOOR**  
**115.2 SQ M / 1240 SQ FT**



**FIRST FLOOR**  
**23.6 SQ M / 254 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.