



## Sheffield Road | South Anston | S25 5DT

Guide Price £260,000 to £270,000

Bell & Co Estates are delighted to present this beautiful stone fronted, Three Bedroom Cottage in the sought-after village location of South Anston. In brief the property comprises of Entrance Hall, front facing Lounge beaming with natural light, separate Dining Room with access door to the garden, fitted Kitchen linked to the Dining Room creating a real open plan feel. To the upstairs are three good size Bedrooms, the master with breath-taking views, modern Bathroom with shower over bath, WC and Sink. There is an Attic Room which is currently used as a snug which is a great addition to this lovely family home. To the outside there is a driveway providing off road parking, detached Workshop and a good sized enclosed rear garden. Positioned directly opposite St James Church and within walking distance to the local high street including shops and pubs as well as local schools, this home is in a prime location. Viewing is highly recommended to fully appreciate what this home has to offer.

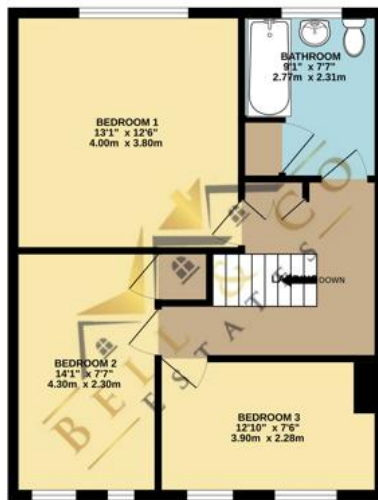
- Three Bedroom Cottage
- Sought-after village location
- Deceptively Spacious
- Three good size Bedrooms
- Loft Room
- Off Road Parking
- Enclosed Rear Garden
- Stunning Views



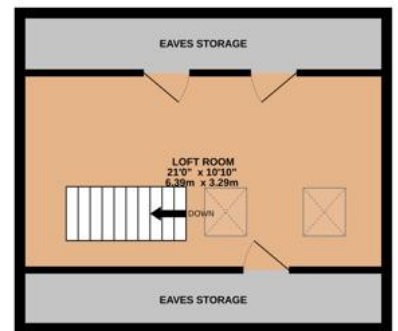
GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

## Contact Details

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South Anston  
SHEFFIELD  
S25 5DT

Energy rating

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Valid until

30 January 2035

Certificate number

7637-7929-3309-0366-1206

Property type

Semi-detached house

Total floor area

101 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