



## 62 Main Street | North Anston | Sheffield | S25 4BD

Guide Price £375,000 to £395,000

Bell & Co Estates are delighted to present this modern, four-bedroom detached home situated in the heart of North Anston, offering a fantastic opportunity for families seeking a spacious and well-located property. The property comprises of a warm welcome with access to all ground floor rooms, allowing access to a cosy and inviting Lounge, a great space for relaxation. There is a second sitting area, a versatile space ideal as a playroom, office, or dining room. To the rear of the property is a modern kitchen diner with stylish gloss-finish units with integrated appliances, patio doors offering views and access to the rear garden as well as a side door for additional garden access. A convenient WC, practical and ideal for guests completes the downstairs space. To the upstairs are four generously sized bedrooms, the master bedroom complete with an ensuite shower room and family bathroom; a modern space with shower over bath, WC, and sink unit. Externally, to the front is a private space with side access to the rear garden. To the rear is an enclosed garden which is mainly laid to lawn with a patio area, shed, and garage access, creating the perfect space for entertaining and relaxation. There is also off-road parking for 4+ vehicles, including space to the front of the garage and along the rear garden fence. Located close to local amenities, schools, and transport links, this home is in a prime position for convenience and community living. Viewing is highly recommended to fully appreciate the modern design, space, and flexibility this property offers. Contact us today to arrange your visit!



## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

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

62, Main Street  
North Anston  
SHEFFIELD  
S25 4BD

Energy rating

**B**

Valid until

**22 October 2025**

Certificate number

**9742-3807-7803-9025-3531**

**Property type**

Detached house

**Total floor area**

117 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