



8 Fairfield's Grove | Aston | Sheffield | S26 2DL

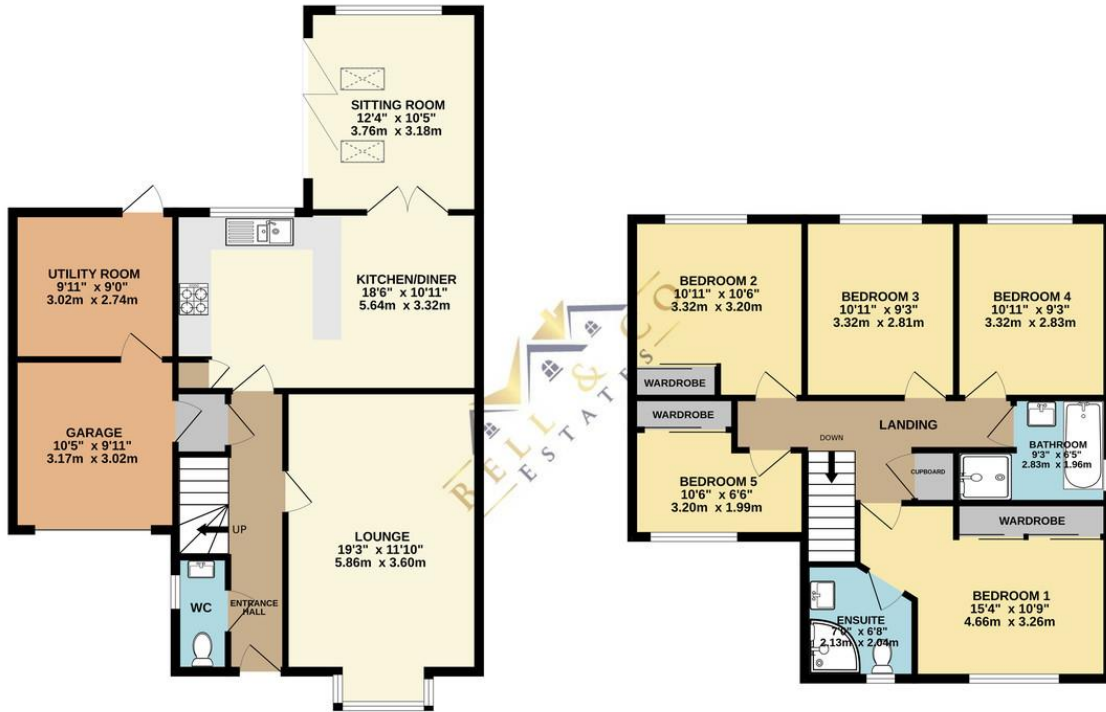
Guide Price £425,000 to £450,000

Bell & Co Estates are thrilled to present this exceptional five-bedroom executive detached family home, perfectly positioned within a quiet cul-de-sac on the highly sought-after Redmile development in Aston. Upon entering via a composite front door, the spacious entrance hallway welcomes you with porcelain tiled flooring, a wide staircase, and access to the ground floor WC. A courtesy door leads to the integral garage, while the bay-fronted lounge offers a warm and inviting space with a granite-backed feature fireplace. At the heart of the home, the stunning open-plan dining kitchen boasts modern wall & base units, granite work surfaces, and high-spec integrated appliances, including a gas-on-glass hob, double oven, extractor fan, fridge/freezer, dishwasher, and washing machine. The space is finished with plinth lighting for a stylish touch. French doors lead into the second reception room/orangery, which serves as a versatile family space, enhanced by wood-effect flooring and bifold doors opening onto the landscaped rear garden—ideal for alfresco dining. The first-floor landing features an airing/storage cupboard and access to all five bedrooms. The principal bedroom includes built-in wardrobes, loft access, and a luxury en-suite with floor-to-ceiling tiling, a drench-head shower, washbasin, WC, shaver point, chrome towel radiator, and extractor fan. Three additional double bedrooms, one equipped with built-in wardrobes. A further well-sized bedroom ideal for family living or home office space with built in wardrobes. Family bathroom, features a modern four-piece suite, including a separate shower enclosure with a drench-head shower, a bathtub with a mixer tap attachment, WC, washbasin, chrome towel radiator, and extractor fan.. To the front of the property the tarmac driveway provides off-road parking for multiple vehicles, To the rear is an enclosed garden which features a porcelain-flagged patio, a generous lawned area, and secure side access via a gated pathway.



GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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.

Contact Details

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8 Fairfields Grove
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S26 2DL

Energy rating

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Valid until

24 November 2030

Certificate number

9300-3525-3090-2620-7011

Property type

Detached house

Total floor area

126 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