



18 Aylsham Drive | Aston | Sheffield | S26 2FQ

£300,000

Bell & Co Estates are delighted to present this modern, extended three-bedroom detached family home, located in the heart of Aston. The entrance hallway leads into the garden room, a versatile space filled with natural light, thanks to its French doors that open onto the rear garden—perfect for relaxing or entertaining. The front-facing lounge is warm and inviting, featuring a log burner, adding character and warmth to the space. The modern open-plan kitchen and dining area is the heart of the home, offering plenty of cupboard and worktop space. Adjacent is the utility room, providing additional storage and workspace, with a door leading to the rear garden. Upstairs are three good-sized bedrooms. The master bedroom is complete with fitted wardrobes, while the second bedroom also offers ample storage with fitted cupboard space. The third bedroom is well-sized, making it perfect for a child's room, guest room, or home office. The modern family bathroom is beautifully finished with a corner bath, a separate shower cubicle, a wash basin, and WC. To the front, there's a stoned area and driveway, which continues through gates to a side and rear driveway, offering ample off-road parking. The double detached garage provides secure storage and workshop potential. The large side garden offers a versatile outdoor space with endless possibilities, from family play areas to further landscaping or even potential extensions. Situated in the heart of Aston, this home is close to local amenities, schools, and excellent transport links, making it a highly desirable location.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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18 Aylsham Drive
Aston
SHEFFIELD
S26 2FQ

Energy rating

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Valid until
11 February 2035

Certificate number
2351-1416-7213-8899-5116

Property type	Detached house
Total floor area	97 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