



### 3 Orchard Mews | North Anston | Sheffield | S25 4BP

£325,000

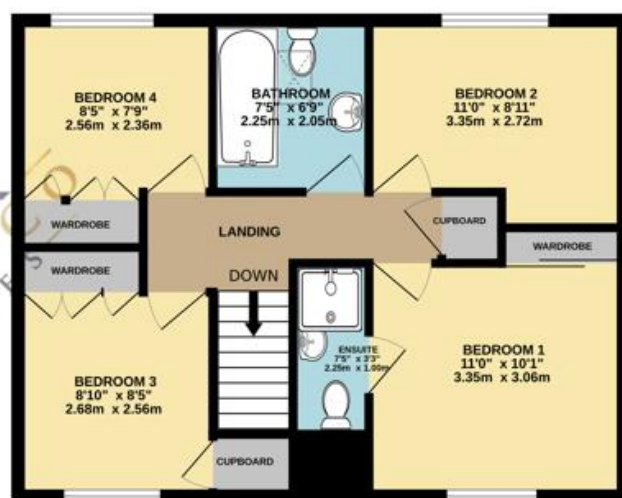
Bell & Co Estates are delighted to present this beautiful four-bedroom detached home located on a quiet cul-de-sac of only five properties in North Anston. This family home offers modern living, generous space, and a prime location close to local amenities, making it perfect for families or professionals seeking a move-in-ready home. The property opens into a bright entrance hallway, complete with an understairs storage cupboard. The spacious front-facing lounge is filled with natural light and features French doors that lead to the rear garden, creating a seamless connection between indoor and outdoor living. The modern open-plan kitchen and dining space is the heart of the home, offering integrated appliances, plenty of worktop and cupboard space, and a sleek, functional design. Adjacent to the kitchen is the utility room, providing additional storage and a rear door for garden access. A downstairs WC adds convenience. Upstairs, the home boasts four good-sized bedrooms, three of which feature newly fitted wardrobes for ample storage. The master bedroom includes a private ensuite with a shower cubicle, wash basin, and WC. The modern family bathroom is finished to a high standard and includes a shower over the bath, wash basin, and WC. To the front, the property has a grassed area with a paved pathway leading to the front door, a spacious driveway, and an electric car charger for modern convenience. The detached garage provides secure storage, with a side door for easy access. The rear garden is a true highlight, featuring a large, grassed area, a decking space with a pergola (recently completed), and a patio area perfect for outdoor dining. A pathway leads to the garage and side gate for added convenience. Set in a quiet cul-de-sac, this home is close to local amenities, excellent transport links, and reputable schools, making it ideal for families and professionals seeking a peaceful yet well-connected location. Don't miss out on this fantastic family home!



**GROUND FLOOR**  
577 sq.ft. (53.6 sq.m.) approx.



**1ST FLOOR**  
527 sq.ft. (49.0 sq.m.) approx.



## Contact Details

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3 Orchard Mews  
North Anston  
SHEFFIELD  
S25 4BP

Energy rating

**C**

Valid until  
**20 September 2032**

Certificate number  
**2202-9321-0000-1225-2292**

**Property type** 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