



1 Beeches Road | Wales | Sheffield | S26 5RR

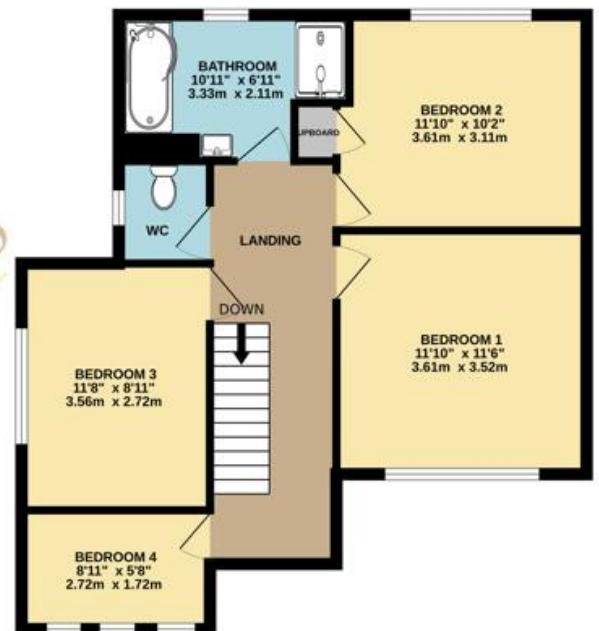
£365,000

Bell & Co Estates are delighted to present this deceptively spacious four-bedroom detached family home, perfectly located in the desirable village of Wales. Offering versatile living space, modern finishes, and a generous garden layout, this property is ideal for growing families looking for comfort, flexibility, and convenience. Entrance hallway with welcoming feel, downstairs WC with wash basin for added convenience. Generously sized front-facing lounge, complete with log burner and surround – a cosy space for relaxing and entertaining with dining area with French doors opening onto the rear patio. Open-plan kitchen with integrated appliances, ample worktop and cupboard space with back door leading into the conservatory. The conservatory offers an additional light-filled living space, with access to the utility room and partially converted garage, currently used as a snug area with a shower room – ideal for guests, home office or playroom. Upstairs are three well-proportioned bedrooms, ideal for double beds or children's rooms and a further single bedroom – perfect as a nursery, study, or dressing room. Modern family bathroom, complete with Shower over bath, separate shower cubicle and wash basin with separate WC. To the front of the property is off-road parking, garage access, ideal for storage or further conversion if desired and side gate entry leading to a private side garden with large storage shed, pathway through to the spacious large patio, ideal for outdoor dining and entertaining. Situated in the heart of Wales – a highly sought-after location, within walking distance to local amenities, reputable schools, and public transport.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



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1 BEECHES ROAD
WALES
ROOTHERHAM
S26 5RR

Energy rating

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Valid until	Certificate number
1 November 2030	2180-2889-3000-9098-2505

Property type Detached house

Total floor area 98 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.