



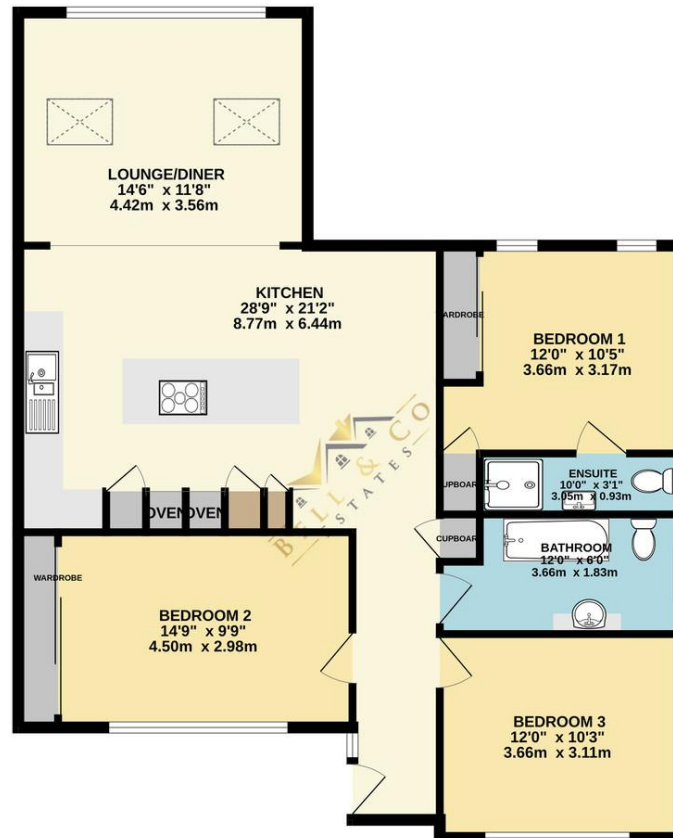
## 28 Hawthorne Avenue | South Anston | Sheffield | S25 5GR

£475,000

Bell & Co Estates are proud to present this beautifully styled and spacious three-bedroom detached bungalow, ideally located on the sought-after Hawthorne Avenue in South Anston. Welcoming entrance hallway, providing access to all rooms with built-in cupboard storage for added convenience. Three double bedrooms, including master bedroom with fitted wardrobes and a private ensuite featuring a shower cubicle, wash basin, and WC. Second bedroom also benefits from fitted wardrobes. Open-plan kitchen, the true heart of the home, modern, stylish design with integrated appliances, large island with breakfast bar, abundant worktop and cupboard space. Bright and airy lounge, ideal for relaxing or entertaining, flowing seamlessly from the kitchen, dedicated dining area – perfect for family meals or hosting guests. Fully tiled, modern family bathroom, complete with bath with overhead shower, wash basin and WC. To the outside of the property houses a private driveway offering off-road parking, detached garage, providing additional storage or workshop potential, low-maintenance garden to the rear. Front garden currently used as an allotment, offering versatility and potential for conversion (STPP). Situated in a quiet, residential area, walking distance to local shops, schools, and amenities. Easy access to transport links including the A57 and M1, close proximity to countryside walks and green open spaces. Contact Bell & Co Estates today to arrange your private viewing – properties of this calibre in South Anston are rarely available!



GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



## Contact Details

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28 HAWTHORNE AVENUE  
SOUTH ANSTON  
ROTHERHAM  
S25 5GR

Energy rating

**B**

Valid until

**16 December 2030**

Certificate number

**9838-1905-7202-8280-0204**

**Property type**

Detached bungalow

**Total floor area**

85 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