



### 43 Windsor Walk | South Anston | Sheffield | S25 5EL

Guide Price £220,000 to £230,000

Bell & Co Estates welcome to the market this beautifully presented modern three-bedroom semi-detached property, ideally situated in the desirable village of South Anston. Offering spacious accommodation across two floors, this home is perfect for families and professionals alike. Step into a welcoming entrance hall with handy under-stairs storage. The property boasts an impressive open-plan lounge/diner measuring over 25 feet in length, providing plenty of space for relaxing and entertaining. French doors lead out to the garden, creating a bright and airy feel throughout. The separate modern kitchen is well-proportioned and fitted with a range of wall and base units with integrated appliances and access door to the rear. Upstairs, you'll find three well-proportioned bedrooms. The main bedroom is particularly generous in size, while the second double bedroom also benefits from excellent floor space. The third bedroom makes an ideal child's room, dressing room, or study. Completing the first floor is a family bathroom fitted with a modern suite including a bath with shower over, wash basin, and WC. Externally, the property enjoys a large private garden to the rear, perfect for outdoor dining or play, which is mainly laid to lawn, with patio area and shed, with field views this really is a stunning space. There is plenty of off-road parking available to the front and side of the property leading to the garage. South Anston is a highly regarded village offering a range of local amenities, reputable schools, and excellent commuter links via the M1 motorway and nearby train stations, making this a fantastic place to call home.



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

## Contact Details

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43, Windsor Walk  
South Anston  
SHEFFIELD  
S25 5EL

Energy rating

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Valid until

21 January 2030

Certificate number

2698-0027-7259-6980-6204

Property type

Semi-detached house

Total floor area

89 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