



## 40 Crowgate | South Anston | Sheffield | S25 5AL

£795,000

Bell & Co Estates are delighted to present this versatile and spacious five-bedroom detached family home, ideally located in the highly sought-after village of South Anston. Offering over 3,500 sq. ft. of accommodation, this impressive home provides exceptional flexibility for modern family living. The ground floor boasts multiple reception rooms, including a generous living room, formal sitting room, and a separate dining room, all designed to suit both everyday life and entertaining. The large games room, complete with its own shower room and cloakroom, was originally a swimming pool and offers outstanding versatility – perfect as a playroom, home cinema, gym, or business space, with the option to be converted back to a pool if desired. A beautifully appointed modern kitchen with breakfast area, island, and integrated appliances creates a fantastic space for culinary enthusiasts. A welcoming hallway, large utility room, and downstairs WC complete the ground floor. Upstairs, the property offers five well-proportioned bedrooms, including an impressive master suite with en-suite and dressing space. Bedrooms two and three also benefit from their own en-suites, while a stylish family bathroom serves the remaining bedrooms. Externally, the home enjoys an integral double garage, a generous paved driveway providing parking for multiple vehicles, and a stunning mature garden to the rear. The garden is mainly laid to lawn with established shrubs and trees, complemented by a large decking area ideal for entertaining, an additional patio to the rear of the games room, a greenhouse, and beautiful open field views. Perfectly positioned within South Anston, the property is close to highly regarded schools, local amenities, and offers excellent transport links via the M1 and A57.





GROUND FLOOR  
2260 sq. ft. (209.9 sq. m.) approx.

1ST FLOOR  
1335 sq. ft. (124.1 sq. m.) approx.



## Contact Details

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S25 5AL

Energy rating

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Valid until

13 October 2026

Certificate number

9578-8985-6200-6766-5960

Property type

Detached house

Total floor area

244 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