



9 Brook Croft | North Anston | Sheffield | S25 4FJ

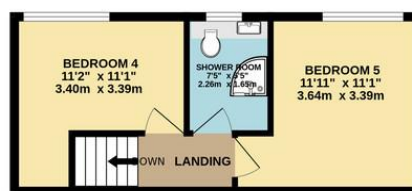
£340,000

Bell & Co Estates are delighted to present this impressive five-bedroom detached home, offering a generous and flexible layout, perfect for modern family life. Welcoming entrance hall leading to the heart of the home, expansive lounge filled with natural light, an ideal space for relaxing or entertaining with log burner. Separate dining room providing the perfect setting for family meals or formal dining. Modern well-equipped kitchen with ample cupboard and worktop space including integrated appliances. Additional snug perfect as a cosy sitting room, playroom, or home office. Utility room and ground floor bathroom complete with separate bath and shower cubicle, wash basin and WC for added convenience. Three generously sized bedrooms on the ground floor, the master bedroom houses its own en-suite shower room. With two further bedrooms, both versatile for family living, guests, or office use. Upstairs are two further spacious bedrooms with a shower room, perfectly serving the first floor. The property boasts an excellent plot with both front and rear outdoor spaces. To the front, a driveway provides ample off-road parking, complemented by a neat lawn area and well-maintained borders with mature shrubs. To the rear a central lawn, a paved patio perfect for outdoor dining, and additional decked seating areas ideal for entertaining or relaxing. Mature trees and planting create a sense of privacy, while a useful garden shed provides extra storage. A rare opportunity to purchase such a spacious home, ready for its next owners to put their stamp on it.



GROUND FLOOR
1345 sq.ft. (125.0 sq.m.) approx.

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



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