



## 6 Nottingham Close | South Anston | Sheffield | S25 5BP

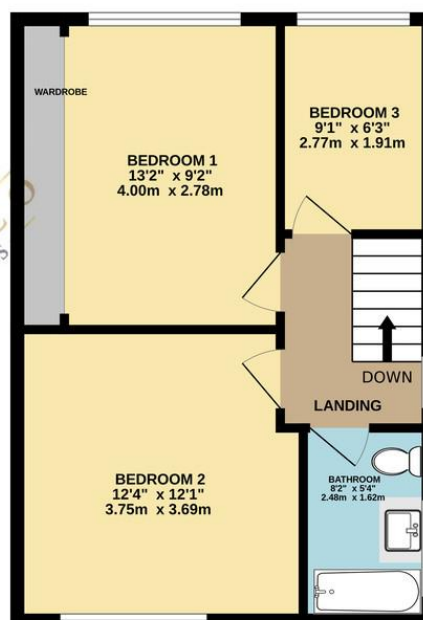
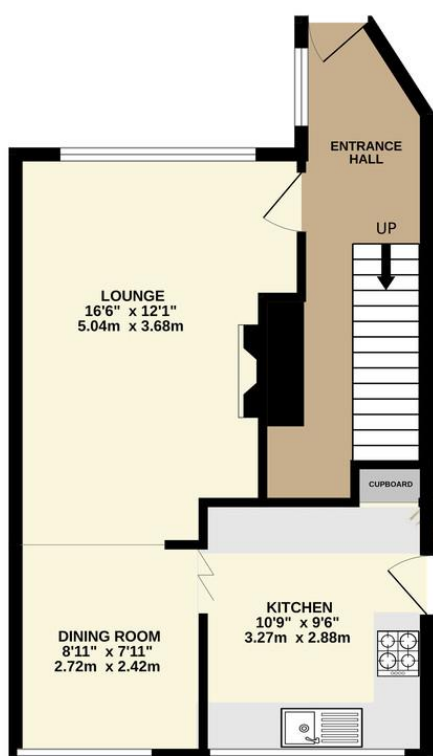
£230,000

Bell & Co Estates are delighted to present this stylish three-bedroom semi-detached home, ideally positioned on a generous corner plot in the popular village of South Anston. A perfect choice for families, this property is ready to move into and has been thoughtfully designed throughout. The welcoming entrance hallway offers useful storage with an understairs utility area and cloak cupboard. The spacious open-plan lounge and dining area is filled with natural light, creating an inviting space for relaxing and entertaining. A modern fitted kitchen with integrated appliances provides direct access to the rear garden. Upstairs you'll find two generous double bedrooms, including a master with fitted wardrobes, along with a further single bedroom. The contemporary family bathroom is complete with shower over bath, wash basin and WC. The fully boarded loft space, accessible via pull-down ladder, benefits from a skylight and eaves storage, offering a versatile additional living area. Externally, this home truly excels. To the front, there is off-road parking and access to the garage, which is fitted with electric. Side gate access leads to a stunning rear garden, featuring an Indian stone patio, pergola, BBQ zone and covered seating area - perfect for outdoor entertaining all year round. Located close to excellent schools, local amenities and transport links, this property offers a wonderful balance of modern living in a highly desirable setting. Contact Bell & Co Estates today to arrange your viewing - this home will not be on the market for long!



GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



## Contact Details

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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