



63 Grange Farm Drive | Aston | Sheffield | S26 2GY

£390,000

Bell & Co Estates are delighted to present this beautifully presented and generously proportioned four-bedroom home, located in the popular residential area of Aston, offering flexible living space ideal for modern family life. The ground floor welcomes you with a spacious entrance hallway, leading through to a bright and well-proportioned lounge, perfect for relaxing evenings. To the rear, the impressive open-plan kitchen/diner is the true heart of the home, featuring ample worktop and cupboard space with room for dining and entertaining. A useful utility room and ground floor WC add further practicality, while internal access to the garage enhances everyday convenience. To the first floor, the property offers four well-sized bedrooms. The principal bedroom benefits from fitted wardrobe space, while the remaining bedrooms are versatile and ideal for children, guests or home working. A modern family bathroom and separate en-suite complete the upper floor accommodation. Externally, the property benefits from off-road parking and an integral garage, making it both practical and appealing. To the rear is an enclosed garden which is mainly laid to lawn with decking area, a great space for entertaining friends and family and watching your little ones play. With its generous layout, modern feel and sought-after location, this home is perfectly suited to families and professionals alike. Early viewing is highly recommended to appreciate the space and versatility on offer.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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 parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10/2016

Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

63, Grange Farm Drive Aston SHEFFIELD S26 2GY		Energy rating C
Valid until 18 April 2026		Certificate number 8246-7034-4880-2438-4992

Property type	Detached house
Total floor area	114 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 and 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