



## 33 DEVONSHIRE DRIVE NORTH ANSTON, S25 4AN

£167,950  
LEASEHOLD

FOR SALE WITH NO UPPER CHAIN IS THIS THREE BEDROOM, SEMI-DETACHED FAMILY HOME, SITUATED IN A MUCH SOUGHT AFTER VILLAGE LOCATION, CLOSE TO LOCAL SHOPS, SCHOOLS, AMENITIES, AND TRANSPORT LINKS.

This property features a welcoming entrance porch leading into a spacious living room with a front-facing bow window, a wood-framed fireplace, and an open-plan staircase. The dining room opens into a large sun room with patio doors to the rear garden, while the kitchen offers ample storage and space for appliances. Upstairs, there are three bedrooms, with fitted wardrobes in two, and a family bathroom with a bath and electric shower. The home also includes a front lawn, a driveway leading to a garage, and a well-maintained rear garden with low-maintenance features.

Kendra  
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# 33 DEVONSHIRE DRIVE

• THREE BEDROOM SEMI DETACHED FAMILY HOME • MUCH SOUGHT AFTER VILLAGE LOCATION • NO UPPER CHAIN • THREE RECEPTION ROOMS • FITTED KITCHEN • THREE BEDROOMS • THREE PIECE FAMILY BATHROOM • FRONT GARDEN, DRIVEWAY & GARAGE • WELL MAINTAINED ENCLOSED REAR GARDEN • CLOSE TO SHEFFIELD, ROTHERHAM, DONCASTER & WORKSOP



## ENTRANCE PORCH

The front entrance features a UPVC double-glazed patio door leading into the porch, which has a vinyl floor covering. Another UPVC double-glazed door provides access to the living room.

## LIVING ROOM

A spacious living area with a front-facing UPVC double-glazed bow window, ceiling coving, and a dado rail along the walls. The room includes two central heating radiators and an open-plan staircase leading to the first-floor landing. There is a storage cupboard beneath the stairs, and the focal point of the room is a wood-framed fireplace with a marble hearth and an inset gas fire with a coal effect.

## DINING ROOM

The dining room has rear-facing UPVC double-glazed patio doors leading to a large sun room. It features ceiling coving, a dado rail along the walls, a central heating radiator, and a door providing access to the kitchen.

## KITCHEN

The kitchen includes a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink with a mixer tap and a freestanding cooker. There is space for freestanding appliances such as a fridge-freezer, and washing machine. The walls are fully tiled, and the floor has vinyl covering. The room also has a central heating radiator and a side-facing UPVC double-glazed window, with an additional door providing access to the sun room.

## SUN ROOM

The sun room features a dwarf wall with rear and side-facing UPVC double-glazed windows, as well as side-facing UPVC patio doors leading to the rear garden. It has an insulated ceiling with downlights, a wall-mounted gas heater, and laminate wood flooring.

## FIRST FLOOR LANDING

The first-floor landing includes a side-facing UPVC double-glazed window, ceiling coving, dado rails along the walls, and a central heating radiator. There is access to the loft, which is partly boarded. The loft houses the combination heating boiler, which was installed just 15 months ago.

## BEDROOM ONE

A spacious double bedroom with a front-facing UPVC double-glazed window, central heating radiator, and a comprehensive range of fitted wardrobes, overhead cupboards, and a matching dressing table.

## BEDROOM TWO

The second bedroom has a rear-facing UPVC double-glazed window, a central heating radiator, and fitted storage, including a cupboard with a hanging rail, double wardrobes, and matching overhead cupboards.

## BEDROOM THREE

This room includes a front-facing UPVC double-glazed window and a central heating radiator and over stair storage.

### **FAMILY BATHROOM**

The bathroom comprises a panelled bath with an electric shower overhead, a pedestal wash basin, a low-flush WC, fully tiled walls, tiled flooring, a central heating radiator, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

### **OUTSIDE**

The front of the property features a lawn and a long driveway leading to a garage with an up-and-over door.

The rear garden is well-maintained and enclosed, primarily laid to lawn with low-maintenance pebble borders and a garden shed.

## **33 DEVONSHIRE DRIVE**





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### ADDITIONAL INFORMATION

**Local Authority** – Rotherham

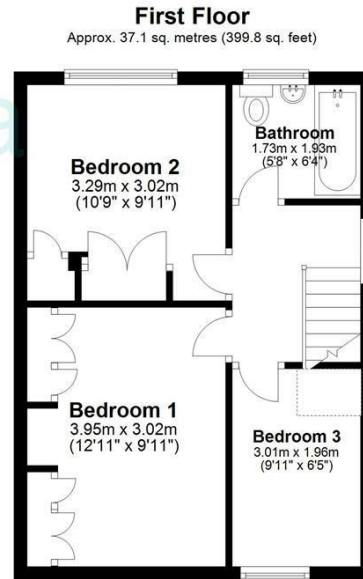
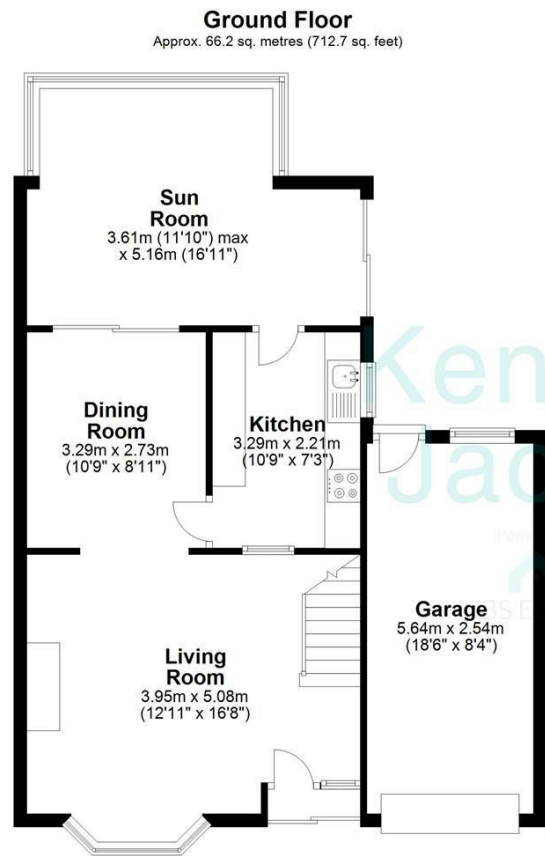
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 882.65 sq ft

**Tenure** – Leasehold





Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. \_  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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