

13 ENNERDALE CLOSE NORTH ANSTON, S25 4GE

£185,000
LEASEHOLD

This beautifully presented property offers spacious and contemporary living, ideal for families or professionals seeking both style and functionality. The property is situated in a much sought after village of North Anston, near Worksop, Sheffield, Rotherham and Doncaster.

The welcoming entrance hallway leads into a generous living room, complete with a feature electric fire and seamless access to the open-plan kitchen-dining room. The sleek, modern kitchen boasts high-gloss units, integrated appliances, and French doors opening onto the garden—perfect for indoor-outdoor entertaining.

Upstairs, three well-proportioned bedrooms provide ample accommodation, including a spacious master bedroom and a third bedroom with clever over-stair storage. The stylish family bathroom features a luxurious waterfall shower and a sleek vanity unit.

Outside, the low-maintenance garden includes a patio seating area and artificial lawn, while the front offers parking and a detached garage. With UPVC double glazing, gas central heating, and a thoughtful layout, this home is both practical and elegant.

****A must-see for those seeking a move-in-ready property****

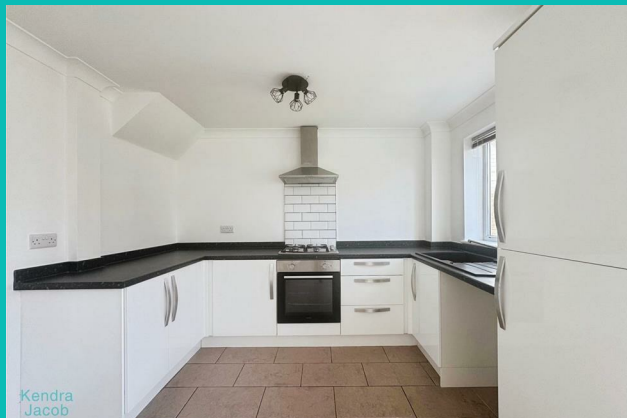
**Kendra
Jacob**

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13 ENNERDALE CLOSE

- Spacious & modern 3 bedroom semi detached family home
- Stylish open-plan layout
- Sleek high-gloss kitchen with Integrated appliances and French doors to the garden
- Three well-proportioned bedrooms - Two with fitted storage.
- Luxury family bathroom- Featuring a waterfall shower
- Private rear garden - Low-maintenance with patio seating and
- Ample parking & detached garage - Long driveway with double gates for convenience
- Ideal for families & professionals - Move-in-ready with a stylish, practical design
- Situated in a much sought after village location
- Close to Sheffield, Worksop, Rotherham and Doncaster.



ENTRANCE HALLWAY

Step inside through the front-facing UPVC double-glazed entrance door into a welcoming hallway, complete with a central heating radiator, stairs leading to the first-floor landing, and elegant double doors opening into the living room.

LIVING ROOM

A generously proportioned living space, bathed in natural light from the front-facing UPVC double-glazed windows. Features include decorative coving to the ceiling, a central heating radiator, a spacious under-stair storage cupboard, and a wall-mounted remote-control electric fire. An open-plan archway seamlessly connects to the kitchen dining room

KITCHEN DINING ROOM

This modern kitchen boasts a sleek range of high-gloss wall and base units, paired with stylish complementary work surfaces. Integrated appliances include a sink with a mixer tap, an electric oven, and a gas hob with an electric extractor fan above. There's ample space for freestanding appliances, including a fridge-freezer, along with plumbing for a washing machine. The rear-facing UPVC double-glazed window floods the space with light, while the elegant flooring flows effortlessly into the dining area. Here, UPVC double-glazed French doors open onto the garden, creating a perfect indoor-outdoor flow, complemented by a central heating radiator and refined coving to the ceiling.

FIRST FLOOR LANDING

The landing features a side-facing UPVC double-glazed window, a loft access hatch, and doors leading to three well-appointed bedrooms and the family bathroom.

MASTER BEDROOM

A spacious retreat with a front-facing UPVC double-glazed window and a central heating radiator, offering both comfort and tranquillity.

BEDROOM TWO

A generously sized double bedroom, featuring a rear-facing UPVC double-glazed window, a central heating radiator, and a large fitted cupboard for ample storage.

BEDROOM THREE

Another well-proportioned bedroom, with a front-facing UPVC double-glazed window, a central heating radiator, and a convenient over-stair storage cupboard—housing the wall-mounted combination boiler, complete with hanging rail and shelving.

FAMILY BATHROOM

A contemporary three-piece suite featuring an L-shaped bath with a luxurious mains-fed waterfall shower and a glass screen, a sleek vanity handwash basin, and a low-flush WC. The room is part-tiled, with tiled flooring, a chic chrome towel radiator, and an obscured rear-facing UPVC double-glazed window for privacy.

EXTERIOR

To the front, the property boasts a well-sized garden, predominantly laid to lawn with low-maintenance pebbled

borders, alongside a long driveway leading to wooden double gates—providing access to additional parking and the detached garage. The rear garden is fully enclosed and designed for easy upkeep, featuring a newly laid patio seating area, artificial grass, raised flower beds, outdoor lighting, and a handy water tap.

GARAGE

A practical detached garage with an up-and-over door and a side-facing UPVC double-glazed window, offering extra storage or parking space.

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ADDITIONAL INFORMATION

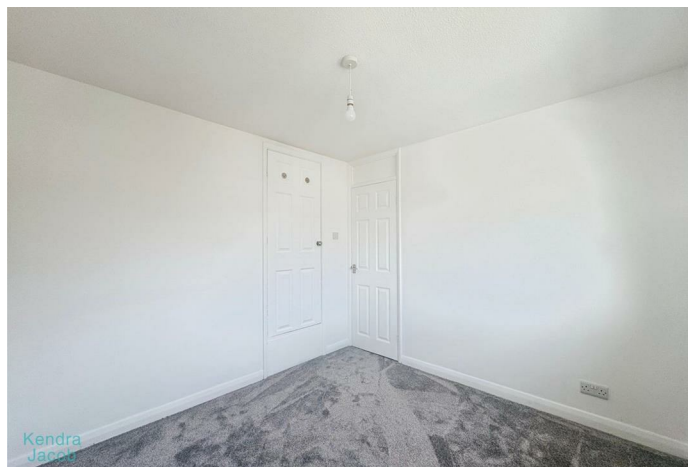
Local Authority – Rotherham

Council Tax – Band B

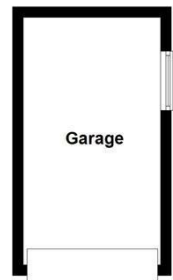
Viewings – By Appointment Only

Floor Area – 914.94 sq ft

Tenure – Leasehold

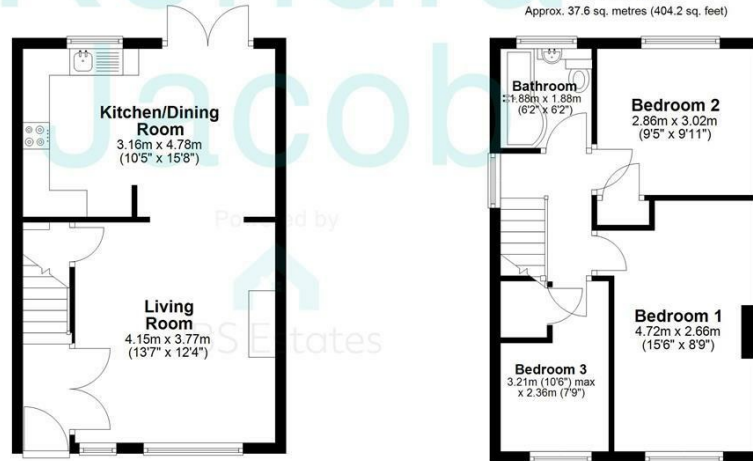


Ground Floor
Approx. 47.3 sq. metres (509.4 sq. feet)



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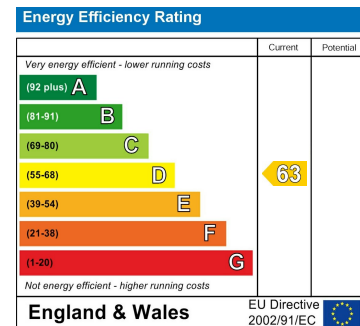
First Floor
Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 84.9 sq. metres (913.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



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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