



**Woodsetts Road, North Anston Sheffield S25 4EQ**





**welcome to**

**Woodsetts Road, North Anston Sheffield**

PREPARE TO BE AMAZED !! Step inside this traditional semi detached house which will reveal very spacious and versatile accommodation. Effectively extended with the added benefit of a garage conversion to form living accommodation. Located on this prestigious road with North Anston,



### **Entrance Hallway**

Composite front door opens into a most inviting and spacious hallway complimented with laminate flooring. Providing additional natural light is a front facing arch window. Central heating radiator..

### **Dining Room**

13' 11" x 12' 10" into recess ( 4.24m x 3.91m into recess )  
Featuring a front facing double glazed bay window, central heating radiator and a multi fuel stove with oak mantle.

### **Lounge**

21' x 12' maximum ( 6.40m x 3.66m maximum )  
Generous lounge with the main focal point being the feature fireplace with inset multi fuel stove, Two central heating radiators and French doors opening in to the Conservatory.

### **Conservatory**

9' x 12' 10" ( 2.74m x 3.91m )  
Having a delightful outlook to the garden with tiling to the floor.

### **Kitchen**

18' 11" x 7' ( 5.77m x 2.13m )  
Featuring cream shaker style base and wall units set above and below worktops with inset sink and drainer. The Range oven is included in the sale, plumbing for dishwasher and space for fridge/freezer. Central heating radiator and rear exit door.

### **Utility Room**

11' 11" x 7' ( 3.63m x 2.13m )  
Having a further range of base and wall units with inset circular sink to worktops. Plumbing for washing machine, radiator and rear double glazed door.

### **Additional Room**

To the ground floor is an extension which forms and additional sitting room or bedroom ideal for elderly relative or teenager. The room also boasts a shower room with electric shower, wc and vanity hand basin. Front facing double glazed window and laminate

flooring.

### **First Floor And Landing**

Leading off to first floor rooms.

### **Bedroom One**

10' x 16' ( 3.05m x 4.88m )  
With tow double glazed window to the front elevation, two central heating radiators and laminate flooring. A door leads into a shower room with electric shower.

### **Bedroom Two**

14' x 12' into recess ( 4.27m x 3.66m into recess )  
With front facing double glazed bay window and central heating radiator.

### **Bedroom Three**

13' x 11' ( 3.96m x 3.35m )  
Having two double built in wardrobes, central heating radiator and double glazed window to the rear elevation.

### **Bedroom Four**

12' maximum x 7' ( 3.66m maximum x 2.13m )  
Rear facing room with double glazed window, central heating radiator and laminate flooring.

### **Family Bathroom**

Comprises panelled bath, shower enclosure with rainfall shower head, low flush WC, vanity hand basin incorporated into base units. Partial tiling to the walls and double glazed window.

### **Exterior**

Ample parking to the front of the property whilst to the rear is an extensive garden predominantly laid to lawn with mature plants and shrubs. Two timber sheds and cold water supply.

### **Garage Conversion**

25' x 7' ( 7.62m x 2.13m )  
The conversion now forms ideal accommodation for relative seeking independent living. It provides a kitchen area complete with sink and built in oven,

base units and laminate flooring. Double glazed French doors give access to the garden. Central heating radiator.



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welcome to

## Woodsetts Road, North Anston Sheffield

- EXCEPTIONALLY WELL MAINTAINED FOUR BEDROOM DETACHED
- EFFECTIVELY EXTENDED AND HAVING GARAGE CONVERSION
- STANDING IN GENEROUS LAWNED GARDENS
- AMPLE PARKING TO THE FRONT
- council tax band D

Tenure: Freehold EPC Rating: Awaiting

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107158 - 0002

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