



**Hawkshead Crescent, North Anston SHEFFIELD S25 4JU**

**welcome to**

**Hawkshead Crescent, North Anston SHEFFIELD**

Modern DETACHED BUNGALOW perfect if you are looking to downsize!! THREE bedrooms and additional CONSERVATORY. MODERN KITCHEN and AMPLE OFF ROAD PARKING. \*\*\* PRICE - £295,000 \*\*\*



### **Entrance Hall**

Side facing double glazed upvc door leading into inviting hallway having central heating radiator. Storage cupboard housing combi boiler.

### **Lounge**

18' 4" x 11' To side of chimney breast ( 5.59m x 3.35m To side of chimney breast )  
Spacious lounge with the main focal point of the room being the feature gas fire. Front facing double glazed window and two central heating radiators.

### **Kitchen**

17' 6" x 9' 8" ( 5.33m x 2.95m )  
Modern fitted kitchen with a range of white high gloss wall and base units set above and below Quartz worktops incorporating inset sink and drainer. Built in double oven in housing unit and induction hob with cookerhood over. Integrated fridge freezer, washing machine, dishwasher and wine fridge. Karndean flooring, front and side facing double glazed window and central heating radiator.

### **Bedroom One**

11' 7" To front of wardrobes x 9' 9" Into recess ( 3.53m To front of wardrobes x 2.97m Into recess )  
Fitted wardrobes providing storage. Rear facing double glazed window and central heating radiator.

### **Bedroom Two**

8' 10" x 10' 11" ( 2.69m x 3.33m )  
Rear facing sliding door leading into conservatory. Central heating radiator.

### **Conservatory**

9' 2" x 10' 1" ( 2.79m x 3.07m )  
Great additional space. Brick built conservatory having laminate flooring throughout. Large rear facing double glazed windows and side facing double glazed French doors. Central heating radiator.

### **Bedroom Three**

8' 2" x 5' 6" ( 2.49m x 1.68m )  
Side facing double glazed window and central heating radiator.

### **Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with electric shower over. Partial tiling to walls and vinyl flooring. Side facing double glazed window and central heating radiator.

### **Outside Space**

Open plan lawned frontage with planted borders and large driveway for several vehicles leading down the side of the property to detached garage. To the rear is a further laid to lawn garden with patio seating area perfect for garden furniture. Having raised borders boasting a range of shrubs, mature trees and bushes. Storage shed.

### **Detached Garage**

Having manual up and over door, power and lighting. Brick effect storage outbuilding to the rear.



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## Hawkshead Crescent, North Anston SHEFFIELD

- MODERN THROUGHOUT
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- CONSERVATORY
- DETACHED GARAGE

Tenure: Freehold EPC Rating: D

# £295,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT105059 - 0004

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