









welcome to

Main Street, North Anston Sheffield

EXCEPTIONALLY SPACIOUS FOUR BEDROOM STONE BUILT DETACHED. Located in the heart of old North Anston the property is the original farmhouse forming Manor Farm which for many years was a working farm. Being very conveniently placed for a host of amenities and schools. DO NOT MISS OUT!













Entrance Hallway

Stable style front door opens into the hallway having central heating radiator.

Kitchen

18' 11" x 15' (5.77m x 4.57m)

Generous kitchen featuring a range of farmhouse style pine base and wall units with glass displays set above and below worksurfaces with inset sink and tiling to the surrounds. The AGA oven is included in the sale, integrated fridge/freezer, double oven dishwasher,and plumbing for washing machine. Having two central heating radiator, tiling to the floor and useful walk in pantry for storage. Door to the rear extension/recreation room.

Recreation/Entertainment Room

12' x 37' (3.66m x 11.28m)

Fabulous extension to the property having an outlook to the garden. Ideal as a recreation room or to host those family parties. Having two pairs of double glazed French doors and window allowing an abundance of natural light to the room together with Velux windows to the ceiling. Feature stone wall and complimented with laminate flooring and two Central heating radiators.

Dining Room

14' x 17' maximum (4.27m x 5.18m maximum) Featuring a limestone fireplace with hearth and open grate and chimney. Central heating radiator and French doors to the recreation room.

Lounge

15' x 13' 11" (4.57m x 4.24m)

The main focal point being a brick fireplace with open grate to chimney. Central heating radiator and French doors to the recreation room.

Downstairs Utility

Having low flush WC, worktop with inset sink, radiator. Downlight to the ceiling.

Upper Floor

Stairs ascend for the hallway to the half galleried landing with spindled balustrade and two double glazed window to the front elevation.

Bedroom One

13' x 15' (3.96m x 4.57m)

Good sized bedroom with a range of floor to ceiling mirror fronted wardrobes. Radiator and double glazed window.

Bedroom Two

16' x 15' (4.88m x 4.57m)

Second double bedroom with a range of built in wardrobes to one wall, radiator and double glazed window.

Bedroom Three

15' x 9' (4.57m x 2.74m)

A further double bedroom with radiator and double glazed window to the rear elevation.

Bedroom Four

11' x 11' 3" into recess ($3.35 \,\mathrm{m}$ x $3.43 \,\mathrm{m}$ into recess) Front facing double glazed window, radiator and cupboard housing the combination boiler. Access into the loft space having pull down ladder.

Family Bathroom

8' x 11' (2.44m x 3.35m)

Good sized family bathroom featuring light wood back to wall units incorporating vanity hand basin, low flush WC, bidet and worktops. Panelled bath with shower over, shaver point and recessed lighting to the ceiling. The bathroom is complimented with tiling to the walls and door. Double glazed window.

Exterior

Double timber gates open into a spacious courtyard which provides parking for several vehicles and leads to the stone built garage. The rear of the house has a patio area and garden predominantly laid to lawn.





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- STONE BUILT FOUR BEDROOM DETACHED HOUSE
- VERY VERSATILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- VILLAGE LOCATION BUT ACCESSIBLE TO AMENITIES AND MOTORWAY
- OFFERED FOR SALE WITH NO UPWARD CHAIN

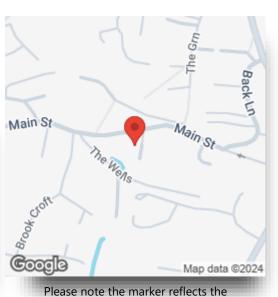
Tenure: Freehold EPC Rating: E

£550,000









postcode not the actual property

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