



**Main Street, North Anston Sheffield S25 4BD**

**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 ( 3.35m x 3.43m 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.



**view this property online** [williamhbrown.co.uk/Property/DGT107192](http://williamhbrown.co.uk/Property/DGT107192)



welcome to

## Main Street, North Anston Sheffield

- 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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT107192](http://williamhbrown.co.uk/Property/DGT107192)



Property Ref:  
DGT107192 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**