





16 WINBERRY AVENUE

SHEFFIELD, S25 4GZ

£375,000

FREEHOLD

Guide Price £375,000 - £400,000

Six-Bedroom Detached Family Home in North Anston, SheffieldA spacious six-bedroom detached family home situated in the popular residential area of North Anston, Sheffield, conveniently positioned close to local amenities, well-regarded schools and the motorway network. The property offers generous and versatile accommodation arranged over two floors.On entering, the spacious entrance hall provides access to the principal ground-floor rooms. The lounge features a bay window overlooking the front of the property, while the separate dining room benefits from patio doors opening onto the rear garden, creating an ideal space for family meals and entertaining.The kitchen is fitted with a comprehensive range of wall and base units, providing ample storage and workspace. The ground floor also benefits from a family bathroom and bedroom six, making this an excellent option for guests, extended family or those seeking a flexible home office or additional reception space. Accessed from the rear of the property is a laundry room/utility area.To the first floor are five further bedrooms, together with a separate family shower room.Externally, the property benefits from a private driveway providing off-road parking and access to the garage. To the rear is a well-proportioned garden featuring a large decked entertaining area and lawn, offering an attractive space for outdoor dining, relaxation and family activities. A shed and greenhouse are included in the sale, with external electric sockets also provided.Ideally located for access to local shops, amenities, schools and major transport links, this substantial family home offers spacious and flexible accommodation in a convenient North Anston location. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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• Guide Price £375,000 - £400,000 • Six Bedroomed Detached House • Driveway Providing Off Road Parking • Garage • Downstairs Family Bathroom • First Floor Shower Room • Lounge Dining Area • Utility Accessed At The Rear Of The Property • School Catchment • BOOK A VIEWING NOW - DO NOT MISS OUT





Entrance Porch

A side door leads into the useful entrance porch, ideal for coats and shoes. Having laminate flooring and further door leading into the entrance hall.

Entrance Hall

With laminate flooring, coving to the ceiling, useful understairs storage cupboard housing the gas central heating boiler and central heating radiator.

Lounge

With Adam style fireplace housing the electric fire, deep bay window overlooking the front elevation, laminate flooring and central heating radiator.

Dining Area

Perfect area for entertaining with patio doors opening onto the rear garden and decked area. Laminate flooring. Coving to the ceiling and central heating radiator.

Kitchen

Fitted with a range of wall and base units with complimentary work surfaces. There is a sink unit with mixer tap, some integrated appliances and a door leading onto the rear garden. With extractor fan.

Ground Floor Family Bathroom

Briefly comprising of a panelled bath with shower over and having glass shower screen, vanity wash hand basin and low flush WC. There are spot lights to the ceiling and heated towel rail.

First Floor Landing

Stairs rise to the first floor landing with Oak balustrade and having access to the loft space.

Bedroom Six

A entrance area leads into bedroom six which has a window overlooking the front and central heating radiator and has laminate flooring. A door then leads into bedroom 6 with window overlooking the rear, laminate flooring and central heating radiator.

Bedroom One

The master bedroom is spacious with window overlooking the front, coving to the ceiling and central heating radiator.

Bedroom Two

With window overlooking the rear, coving to the ceiling and central heating radiator.

Bedroom Three

With window overlooking the front. This bedroom could be used as a bedroom/office.

Bedroom Four

With window overlooking the front, coving to the ceiling and central heating radiator.

Bedroom Five

Family Shower Room

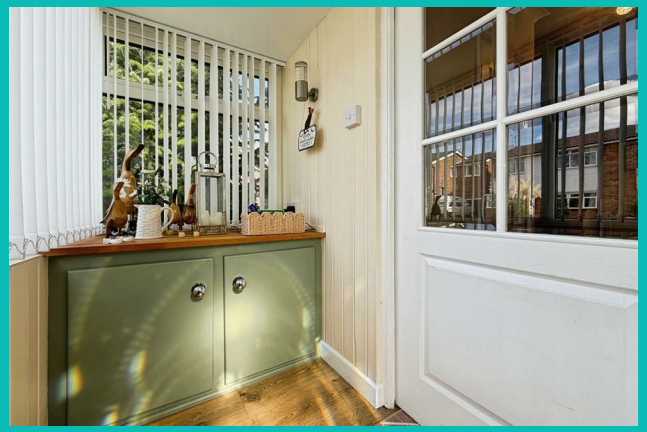
Briefly comprising of shower cubicle, close coupled WC and vanity unit with wash basin above. Heated towel rail, spot lights to the ceiling, tiled flooring and window overlooking the rear.

Outside

To the front of the property is a driveway providing off road parking. The property stands on an excellent sized plot. The driveway leads to the garage with up and over

door. To the front, the garden is mainly laid to lawn with mature trees, plants and bushes. To the rear is a large decked patio area perfect for entertaining. The greenhouse and shed are included in the sale. The rear garden has a large lawned area and is fully enclosed. The garden is perfect for realaxing. There is a door to the rear of the property which leads into the laundry/utility area.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band C

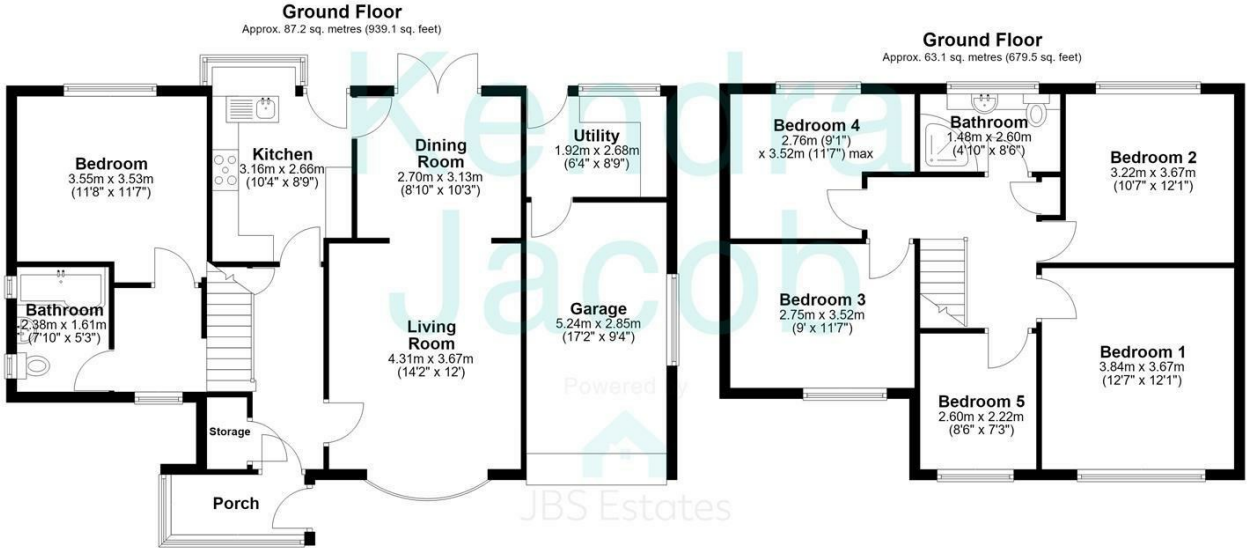
Viewings – By Appointment Only

Floor Area – 1618.50 sq ft

Tenure – Freehold

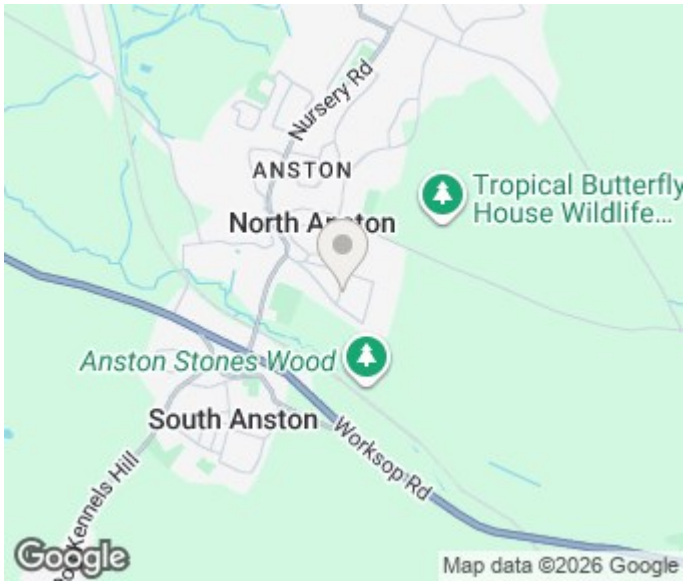


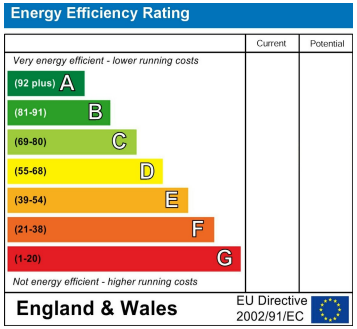




Total area: approx. 150.4 sq. metres (1618.5 sq. feet)

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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