



7 Rochester Road | South Anston | S25 5DJ

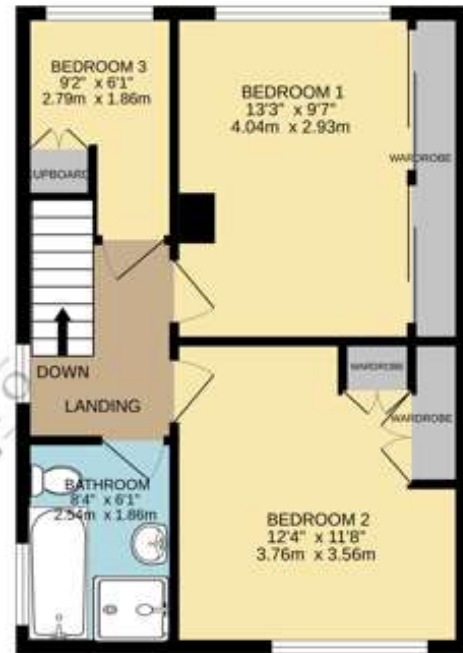
Guide Price £230,000 to £240,000

Bell & Co Estates are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated in the popular and highly regarded village of South Anston. The lounge/diner is a particularly impressive space, providing plenty of room for both comfortable family seating and a dining area. The modern fitted kitchen is well arranged and provides a practical and stylish space for everyday cooking, with a good range of fitted units, work surfaces and integrated oven. To the rear is a conservatory, an extra added reception room overlooking the tranquil garden. To the first floor are three well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes. Bedroom two is another impressive double bedroom and also benefits from fitted wardrobes. Bedroom three, whilst ideal as a child's bedroom, would also make an excellent home office, dressing room or nursery. Completing the first floor is a modern family bathroom. To the front is a generous driveway providing ample off-road parking with grassed area, leading to the detached garage. The rear garden provides a fantastic outdoor space for family life, whether that be children playing, entertaining friends or simply enjoying the warmer months. Situated within the popular village of South Anston, the property is ideally positioned for a range of local amenities, schools and everyday conveniences. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
540 sq. ft. (50.1 sq.m.) approx.

1ST FLOOR
453 sq. ft. (42.0 sq.m.) approx.



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.