FOR SALE









North Farm Court, Aston
Guide Price £575,000

MARTIN&CO







North Farm Court, Aston

4 Bedrooms, 2 Bathroom

Guide Price £575,000

- **Detached**
- **Four bedrooms**
- **Two reception rooms**
- **Double garage**
- **Corner plot**

GUIDE PRICE £575,000 - £585,000. Occupying a generous corner plot at the head of a cul-de-sac in the popular residential area of Aston, this well-appointed four-bedroom detached family home offers spacious and versatile accommodation, a double garage and a good-sized enclosed rear garden. With well-proportioned rooms throughout, a practical layout and attractive features including a log-burning stove, granite kitchen worktops and a galleried landing, the property is well suited to family living.

The location combines a tucked-away residential setting with convenient access to everyday amenities, schools and transport links, making it an appealing choice for families and those commuting to Sheffield, Rotherham and the surrounding areas.

The accommodation begins with an entrance hallway, where a traditional spindled staircase rises to the first-floor landing. The hallway provides access to the principal ground-floor rooms, with a useful cloakroom fitted with a white two-piece suite adding everyday practicality.

The dual-aspect lounge is a comfortable and well-proportioned reception room, benefiting from natural light from two directions. A feature fire surround houses a log-burning stove, creating an attractive focal point and providing additional warmth during the colder months. The room offers plenty of flexibility for

arranging sofas and other furniture, making it suitable for both relaxing and entertaining.
A separate dining room provides a dedicated space for family meals and more formal occasions. French doors open directly onto the rear garden, creating a connection between the indoor and outdoor spaces and making the room particularly useful during the warmer months. The separation of the lounge and dining room also provides flexibility for households requiring different living areas.
The dining kitchen offers a practical space for cooking and everyday family life. Fitted with a range of wall and base units, the kitchen provides useful storage and preparation space, complemented by granite worktops. There is also room for dining, allowing the kitchen to function as an informal gathering place for the household.
A particularly useful feature is the spacious separate utility room, providing additional space for laundry and household tasks away from the main kitchen. This is a valuable addition to a family home, helping to keep the principal living areas organised.
Upstairs, the staircase leads to a galleried first-floor landing, an attractive architectural feature which adds character to the layout and provides access to all four bedrooms and the family bathroom.
The principal bedroom is a well-proportioned room with fitted wardrobes offering built-in storage. It also benefits from its own en-suite shower room, providing additional convenience and privacy.
The remaining three bedrooms are all generously proportioned, giving the accommodation flexibility for growing families, guests or home working. Two of these bedrooms benefit from fitted wardrobes, while one features a Juliet balcony with far-reaching views across the surrounding area. This is a particularly appealing feature, adding interest to the room and making the most of the property's position.
A separate family bathroom serves the additional bedrooms, completing the first-floor accommodation.
Outside, the property occupies a corner plot within the cul-de-sac, providing a good degree of outdoor space and an attractive setting. To the front, a driveway offers off-road parking and leads to a double garage fitted









with an electric door. The garage provides useful space for vehicles, storage or hobbies, depending on individual requirements.
The rear garden is a particular strength of the property. Generously sized and enclosed, it is predominantly laid to lawn, providing plenty of room for children to play, outdoor activities or gardening. A patio area offers space for garden furniture and outdoor dining, with the overall garden layout providing opportunities for further landscaping or personalisation.
The combination of a generous plot, spacious accommodation, separate reception rooms, four good-sized bedrooms and practical features such as the utility room and double garage makes this a home capable of accommodating changing family needs over time.
Aston is a well-established residential area with a range of local facilities close at hand. Everyday shopping is available at Asda Express and Family Shopper on Worksop Road, while larger supermarkets, including Aldi in Swallownest and Sainsbury's at Crystal Peaks, provide additional choice. The surrounding area also offers local shops, cafés, public houses and recreational facilities.
Families have a selection of schools in the surrounding area, including Aston Hall Junior and Infant School, Aston All Saints Church of England Primary School and Aston Lodge Primary School. Aston Academy in nearby Swallownest provides secondary education.
For commuters, the location is particularly convenient, with access to the A57 and Junction 31 of the M1 motorway, providing connections towards Sheffield, Rotherham, Worksop and the wider motorway network. Local bus services operate along Worksop Road, while rail connections are available from nearby Kiveton Bridge and Woodhouse stations.
Overall North Farm Court offers an appealing combination of space, practicality and location. Its corner plot position, generous rear garden, double garage and flexible family accommodation make it particularly worthy of consideration for purchasers seeking a substantial home in an established residential setting.



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The Property Ombudsman