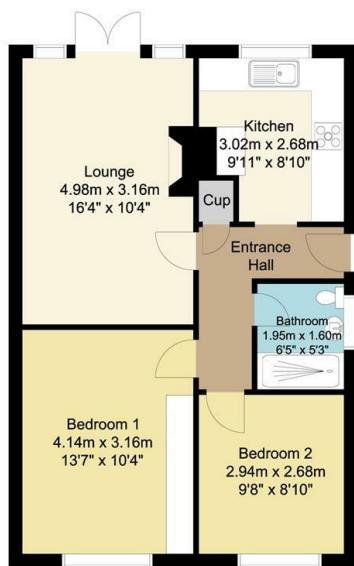


54 sq m/581.25 sq ft  
Approx.



Outbuilding  
16 sq m/172.22 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be used as the basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total area or volume/meterage if quoted on this plan.

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14, Hawthorne Avenue, Sheffield, S25 5GR

Offers In The Region Of £210,000

# 14 Hawthorne Avenue, South Anston, Sheffield, S25 5GR

## Description

Set within the highly sought-after residential area of South Anston, this beautifully presented two-bedroom semi-detached bungalow offers a rare opportunity for those seeking single-level living in a peaceful, well-connected location. Situated on a quiet avenue, the home is immaculately maintained both inside and out, providing immediate move-in comfort and modern convenience.

Upon arrival, the property boasts excellent kerb appeal with a well-kept front garden featuring low-maintenance landscaping and a long, gated driveway offering ample off-road parking. The driveway leads to a detached garage—ideal for secure vehicle storage or as a workshop space.

The internal accommodation, has been thoughtfully laid out to maximise space and natural light. Entry is through a welcoming hallway that provides access to all principal rooms. The lounge is a warm and inviting space, decorated with tasteful wallpaper and enjoying a bright aspect thanks to large patio doors that open directly onto the rear garden—perfect for relaxing or entertaining guests.

Adjacent to the lounge is a modern, well-appointed kitchen that combines functionality with stylish design. Fitted with solid wood cabinetry, contemporary countertops, an integrated oven, gas hob, and overhead extractor, dishwasher and fridge/freezer. The kitchen offers everything you need for day-to-day living. The space is flooded with light from a large rear-facing window and includes ample storage.

The property features two generous bedrooms. Bedroom one, situated at the front, is a spacious double with a large window overlooking the front garden, while bedroom two is ideal as a guest room, home office, or dressing room.

The recently updated bathroom showcases a sleek and contemporary style, complete with a walk-in shower, WC, and a fitted vanity unit with basin. Modern tiling, chrome fixtures, and a frosted window for privacy complete the look, providing a hotel-quality experience at home.

Externally, the rear garden is a true highlight. Thoughtfully designed, it features a mix of artificial lawn, planted borders, a patio seating area, and a stylish pond, creating a tranquil outdoor retreat, the current owners are prepared to take the pond away if not wanted. This low-maintenance space is ideal for those who enjoy outdoor living without the upkeep of a large garden.

South Anston is a vibrant village with a strong sense of community, offering an excellent range of local amenities. Within walking distance are convenience stores, a medical centre, reputable primary schools, and public houses. The nearby countryside and Anston Stones Wood offer picturesque walks and nature trails for those who enjoy the outdoors. For commuters, the property is ideally located with easy access to the A57 and M1 motorway network, providing swift travel to Sheffield, Rotherham, and beyond. Public transport links are also strong, with regular bus services operating in the area.

This home is perfect for downsizers, first-time buyers, or anyone looking for a peaceful yet well-connected location with a high standard of living. With its immaculate interiors, quality finishes, and practical layout, this bungalow is ready to welcome its next proud owner.

Early viewing is highly recommended to fully appreciate all this property has to offer.

- Situated on a quiet avenue in South Anston, offering strong community ties and excellent local amenities.
- Move-in-ready with tasteful décor, a modern kitchen, and a recently updated bathroom.
- Thoughtfully designed layout with bright, airy rooms and a generous lounge opening to the garden.
- Two well-sized bedrooms suitable for guests, a home office, or dressing room.
- Attractive front and rear gardens, long driveway, garage, and optional garden pond.
- Quick access to the A57/M1 and strong public transport links to Sheffield, Rotherham, and more.

