



Main Street, North Anston Sheffield S25 4BE

welcome to

Main Street, North Anston Sheffield

JUST DROP YOUR BAGS AND RELAX!! NEW BUILD four bedroom detached family home in the heart of North Anston.. Having off road parking and detached garage!! Contact us to arrange an early viewing as we do not want you to miss out!! *** PRICE - £390,000 ***



Entrance Hall

Front facing double glazed composite door leading into inviting hallway having access to ground floor accommodation.

Lounge

Spacious lounge with rear facing bifold doors allowing in an abundance of light. Central heating radiator.

Dining Room

Beautifully presented dining room with open plan staircase leading to first floor. Understairs storage, front facing double glazed window and central heating radiator.

Kitchen

Spacious modern kitchen with a range of navy shaker style wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer with front facing double glazed window above. Integrated appliances include fridge freezer, dishwasher and washing machine. Spotlights to ceiling and central heating radiator.

Utility Room

Wall and base units set above and below worksurfaces. Side facing double glazed door, central heating radiator and door leading to..

Cloakroom

Low flush WC and pedestal wash hand basin. Rear facing double glazed window and central heating radiator.

Stairs And Landing

Stairs rising to first floor accommodation having side facing double glazed window to landing.

Master Bedroom

Spacious master bedroom with front facing double glazed window and central heating radiator. Door leading to..

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure. Partial tiling to walls and front facing double glazed window.

Bedroom Two

Rear facing double glazed window and central heating radiator.

Bedroom Three

Rear facing double glazed window and central heating radiator.

Bedroom Four

Front facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with shower over. Partial tiling to walls and tiled flooring. Side facing double glazed window and central heating radiator.

Outside Space

Walled frontage with blocked paved driveway to the front leading to detached garage. To the rear is a patio seating area perfect for alfresco dining and further garden with fencing to sides.

Detached Garage

Detached stone garage.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Main Street, North Anston Sheffield

- NEW BUILD PROPERTY
- CARPETS INCLUDED
- MASTER ENSUITE
- NO CHAIN
- *** PRICE - £390,000 ***

Tenure: Freehold EPC Rating: Exempt

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107832 - 0006

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



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



williamhbrown.co.uk