



**6 Lilac Close | South Anston | Sheffield | S25 5GN**

**£325,000**

Bell & Co Estates are delighted to present this substantial three bedroom extended detached family home, beautifully positioned in the highly sought-after village of South Anston. Upon entering, you are welcomed into a spacious hallway leading through to a bright and inviting lounge, ideal for relaxing evenings. The property further benefits from a separate dining room. In addition, there is a versatile room which could be used as an office/snug/playroom or further bedroom, offering flexibility to suit modern family living. To the rear of the home sits a well-appointed kitchen diner, complete with a breakfast bar and ample worktop and storage space, making it a true hub of the home. An integral door provides access into the garage, which has been cleverly utilised as a utility and storage area, adding further practicality. A convenient downstairs WC completes the ground floor. Upstairs, the property continues to impress with three large double bedrooms, all offering generous proportions. The master bedroom benefits from a fitted dressing area and built-in wardrobes, creating a stylish and functional private space. The remaining bedrooms are served by a spacious family bathroom, featuring both a bath and separate shower cubicle. Externally, the home sits on a generous plot, with ample off-road parking to the front and access to the garage. To the rear is a large enclosed garden, perfect for families, outdoor entertaining and enjoying the warmer months. Call Bell & Co Now to arrange your viewing and avoid disappointment.



GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

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