



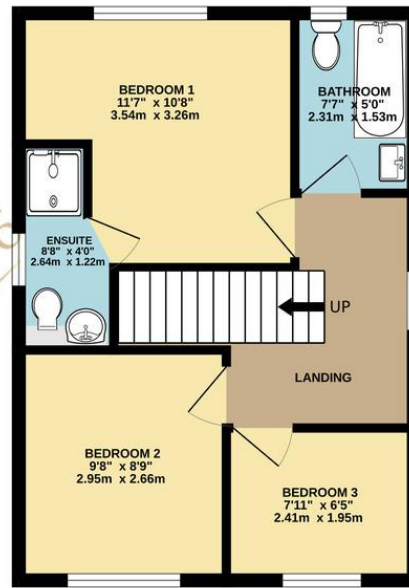
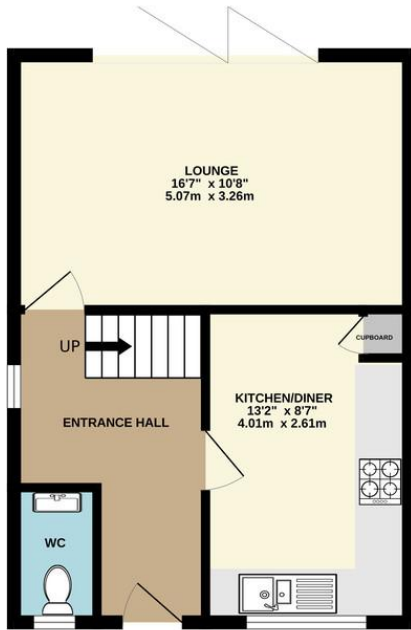
62a Devonshire Drive | North Anston | Sheffield | S25 4AQ Guide Price £240,000 to £250,000

Bell & Co Estates are delighted to present this well appointed and deceptively spacious three-bedroom detached family home, within the ever-popular village of North Anston offered to the market with no onward chain. Stepping inside, the property welcomes you with a bright and inviting entrance hall, creating an excellent first impression and providing access to a convenient ground floor WC. To the front of the property is the stylish kitchen/diner, fitted with a range of modern wall and base units complemented by generous worktop space and ample room for a family dining table. To the rear, the impressive lounge extends across the full width of the property and is flooded with natural light courtesy of French doors opening directly onto the garden. The first floor continues to impress with three well-proportioned bedrooms. The generous principal bedroom benefits from its own contemporary en-suite shower room. Bedroom two is a comfortable double room, whilst the third bedroom offers versatility as a nursery, dressing room, home office or child's bedroom. Completing the accommodation is a modern family bathroom, fitted with a stylish three-piece suite. Externally, the property enjoys a beautifully maintained and private enclosed rear garden, featuring a patio area perfect for summer entertaining or simply unwinding outdoors. Beyond the garden is a detached garage and private driveway, providing excellent off-road parking and valuable additional storage. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

62A DEVONSHIRE DRIVE
NORTH ANSTON
ROTHERHAM
S25 4AQ

Energy rating

B

Valid until
22 October 2030

Certificate number
9310-3837-9000-2920-6021

Property type Detached house

Total floor area 75 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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