



Main Street, North Anston Sheffield S25 4BE

welcome to

Main Street, North Anston Sheffield

A HIDDEN GEM !! THIS BEAUTIFULLY PRESENTED DORMER BUNGALOW OFFERS AN ABUNDANCE OF SPACE, VIEWING IS ESSENTIAL IN ORDER TO UNDERSTAND NOT ONLY THE SPACE BUT TRANQUILITY ON OFFER HERE AT MAIN STREET, TUCKED AWAY AND STILL OFFERING GATED ACCESS WITH AMPLE OFF STREET PARKING AND BEAUTIFUL GARDEN!



Entrance Hall

Accessed via a front facing entrance door, storage cupboard and central heating radiator. Engineered wood flooring.

Kitchen

Spacious light and bright kitchen fully fitted with a range of wall and base units, splashback tiling and space for a dishwasher. Integrated fridge freezer, oven, electric hob with extractor fan and plumbing for washing machine. Rear facing double glazed window with a lovely view of the rear garden, engineered wooden flooring and access to the utility room.

Utility Room

Front facing double glazed window, space for tumble dryer and space for fridge freezer. Engineered wood flooring.

Reception Room/Bedroom Four

Spacious main reception room with potential of being fourth bedroom, located to the ground floor. Having both front and rear facing French doors leading to outside. Engineered wood flooring and central heating radiator.

Lounge

Tiled feature wall, rear facing double glazed window and French doors lead to the garden, stairs to first floor, engineered wood flooring and central heating radiator.

Inner Hall

Access from the lounge to shower room, separate wc, master bedroom and dining room. Engineered wood flooring.

Master Bedroom

Double bedroom with rear facing double glazed window, built in wardrobes, central heating radiator and engineered wood flooring.

Shower Room

Shower cubicle, wash hand basin, tiled walls and flooring and front facing double glazed obscured window.

Separate Wc

Low flush wc and wash hand basin, front facing double glazed obscured window,

Dining Room

Great size reception room with double doors to conservatory, engineered wood flooring, central heating radiator and built in cupboard/ wardrobe.

Conservatory

Versatile space with windows side and rear this room offers French doors leading to the beautiful garden space, laminate flooring and radiator.

First Floor

Spacious area currently used as home office with desk area, rear facing Velux style window and access to both bedroom two, bedroom three and bathroom.

Bedroom Two

Double bedroom with beams, storage to eaves and door leading to dressing room,

Dressing Room

Leading on from bedroom two, this space offers storage to eaves and double glazed window.

Dressing Area

Access to bathroom and bedroom three this space offers an area which is versatile.

Bedroom Three

Double bedroom with original beams, Velux style window and storage to eaves.

Bathroom

Velux style window allows natural light into the room, bath, low flush wc and wash hand basin,

External

The front of the property offers a pebbled area with access to the front door. The rear of the property is accessed via Mill Haven and offers a gated driveway for several vehicles. An enclosed garden with paved patio areas, shed/ summer house and access around the side of the property. Beautiful mature shrubs and borders.

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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welcome to

Main Street, North Anston Sheffield

- A MUST SEE - HIDDEN GEM
- LOUNGE, KITCHEN, UTILITY ROOM
- DINING ROOM, CONSECRATORY
- FOUR BEDROOMS, BATHROOM & SHOWER ROOM
- GATED OFF STREET PARKING, BEAUTIFUL GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108070 - 0003

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.

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