



23 Guild Way | Todwick | Sheffield | S26 1JN

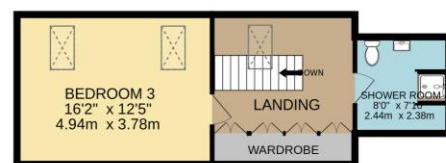
£449,950

Bell & Co Estates are delighted to present this substantial four-bedroom detached home, situated in the sought-after village of Todwick and offered to the market with **NO ONWARD CHAIN**. Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the ground-floor accommodation and staircase to the first floor. The impressive lounge/diner is a real highlight of the home, offering generous proportions and ample space for both relaxing and entertaining, with plenty of room for family gatherings and social occasions. The kitchen is well-appointed, providing a practical layout with ample workspace, appliances, and storage, while a separate utility room adds further convenience for everyday family life. The ground floor also benefits from three well-proportioned bedrooms, offering excellent flexibility. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining ground-floor bedrooms. To the first floor is a further spacious double bedroom, complemented by fitted wardrobe, cupboard space within the landing and its own shower room. Externally, the property occupies a substantial plot, with detached double garage, driveways providing off-road parking and a fantastic wrap-around garden offering a variety of outdoor spaces to enjoy. Stunning views to enjoy, this is the perfect family home! Call Bell & Co Estates now to avoid disappointment!



GROUND FLOOR
1622 sq.ft. (150.7 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.8 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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