



Quarry Lane,

Price £495,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk

Oaklands Anston Hall, Quarry Lane, North Anston, Sheffield

Price £495,000

REEDS RAINS are proud to market. No upward chain involved, this beautifully presented five/seven bedroom detached house having been effectively extended by the current owners providing versatile living. Occupying an extensive plot within the sought after Anston Hall estate and enjoying far reaching views. The accommodation spans over two levels and is surrounded by mature gardens, woodland and well placed for local shops, amenities, schools and transport links including access to the M1 motorway network. The property is very well presented throughout, has double glazing and a gas central heating system, gas Aga and wood burning stove. To the ground floor is a spacious lounge, dining room, large entrance hall with galleried staircase, orangery, bespoke dining kitchen with utility room, separate dining room, four bedrooms the master with en-suite and a family bathroom. The first floor provides a large bedroom with balcony, luxury shower room and two further bedroom which are currently used as offices. Externally the grounds are full of mature trees, shrubs, lawned areas, vegetable plot, green house and a generous decked area, to the front of the property is a double width driveway and double garage with electric door, power and lighting. EPC grade C.

ENTRANCE HALL

Amazing entrance hall with double height windows, Oak galleried staircase, Oak floor covering, sky lights and central heating radiator.

DINING KITCHEN

3.90m x 3.90m (12'9" x 12'9")

Bespoke dining kitchen fitted with a generous range of Oak units finished with granite work tops with inset double pot sink, integrated dishwasher, built in microwave, free standing gas Aga, complimentary tiling to the floor and splash back areas, three double glazed windows and central heating radiator.

UTILITY ROOM

3.89m x 2.37m (12'9" x 7'9")

Fitted with a range of wall and base units, inset pot sink space for a washing machine, tumble dryer and America style fridge freezer, double glazed window and door, tiled floor.

DINING ROOM

2.80m (max) x 4.73m (9'2" (max) x 15'6")

Oak floor covering, double glazed window and door, central heating radiator and coving to the ceiling.

WC

Low flush wc, pedestal wash basin, complimentary tiling to the walls.

SITTING ROOM

7.28m (max) x 5.17m (23'11" (max) x 16'11")

Feature brick fire place with tiled hearth and inset log burner, three central heating radiators, rear facing sliding doors open to the rear decked sitting area, further side facing sliding doors provide access to the orangery.

DINING AREA

3.56m x 2.92m (11'8" x 9'7")

Steps rising from the lounge give access to a generous dining area with central heating radiator.

ORANGERY

4.59m x 4.07m (15'1" x 13'4")

With double glazed windows to two sides, glass roof, front and side facing doors and tiling to the floor.

BEDROOM

3.89m x 2.97m (12'9" x 9'9")

Fitted with a generous range of wardrobes, double glazed window, coving to the ceiling and central heating radiator

EN-SUITE SHOWER/WC

2.37m x 2.96m (max) (7'9" x 9'9" (max))

Fitted vanity unit with inset sink, concealed wc and bidet, shower unit with multi head shower and water jets, linen cupboard also housing the hot water tank, ladder style radiator and double glazed window.

BEDROOM

3.00m x 3.93m (9'10" x 12'11")

Double glazed window, central heating radiator and coving to the ceiling.

BEDROOM

2.92m x 3.13m (9'7" x 10'3")

Double glazed window, central heating radiator and coving to the ceiling.

BEDROOM

Double glazed window, central heating radiator and coving to the ceiling.

BATHROOM

2.05m x 2.96m (6'9" x 9'9")

Fitted with a Jacuzzi multi jet shower unit, panelled bath, low flush wc and pedestal wash basin, double glazed window, two central heating radiators and complimentary tiling to the walls.

GALLERIED LANDING

Central heating radiator and skylights.

MASTER BEDROOM

7.27m x 5.25m (23'10" x 17'3")

With two central heating radiator and two double glazed French doors which open onto the balcony.

SHOWER ROOM

3.07m x 2.93m (10'1" x 9'8")

Large walk in shower with dual head shower, bespoke double vanity unit with his and hers basins set upon a marble top, low flush wc, double glazed window, radiator/towel rail, linen cupboard which also houses the boiler and finished with complimentary tiling to the walls and floor.

OFFICE/BEDROOM

4.33m x 3.98m (max) (14'2" x 13'1" (max))

Double glazed window, central heating radiator and coving to the ceiling, 2 double glazed skylights and a range of fitted office furniture.

STUDY/BEDROOM

3.05m x 2.98m (10'0" x 9'9")

Double glazed window, central heating radiator and coving to the ceiling.

EXTERNAL

The grounds are full of mature trees, shrubs, lawned areas, vegetable plot, green house and a generous decked area, along with a double width driveway which provides ample off road parking and access to the garage.

DOUBLE GARAGE

4.70m x 6.62m (15'5" x 21'9")

With electric up and over door, power and lighting.

AGENTS NOTES

We endeavour to make our sales particulars accurate and reliable. Any services, systems and appliances listed in this specification have not been tested by Reeds Rains and no warranty or guarantee as to their operating ability or efficiency is given. All measurements are approximate and are given as a guide. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned above may be available via separate negotiation. The surrounding area may have changed since the production of this brochure and, therefore, may not be an accurate reflection of the area around the property's boundary, it is advisable to seek legal confirmation.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 355.0 sq. m. (3,821 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

Powered by audioagent.com

