



**Chapel Rise, North Anston Sheffield S25 4AF**

**welcome to**

**Chapel Rise, North Anston Sheffield**

MODERN THROUGHOUT FOUR BEDROOM DETACHED FAMILY HOME WITH OFF ROAD PARKING AND INTEGRAL GARAGE!! CLOSE TO AMENITIES AND SCHOOLS \*\*\* PRICE £435,000 \*\*\*



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Entrance Hall**

Front facing double glazed composite door leading into inviting hallway having hard wood flooring, built in storage cupboard and central heating radiator.

### **Cloakroom**

Comprising low flush WC and vanity wash hand basin. Tiled flooring, tiling to splash back area and spotlights to ceiling. Side facing double glazed window and central heating radiator.

### **Lounge**

Accessed via the hallway by glazed French doors. Well presented lounge with the main focal point of the room being the electric fire with marble surround. Front facing double glazed bay window and two central heating radiators. Glazed French doors leading to..

### **Dining Room**

Rear double glazed French doors leading onto rear garden and central heating radiator.

### **Kitchen**

Beautifully presented kitchen with a range of high gloss wall and base units set above and below granite worksurfaces incorporating sink and drainer. Intergrated appliance include electric eye level oven, 5 ring gas hob, dishwasher and washing machine.

Space for American style fridge freezer and island with pendant lighting above. LVT flooring and spotlights to ceiling, rear facing double glazed window and rear facing double glazed French doors leading onto rear garden. Central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor accommodation. Access to partly boarded loft space via built in loft ladder. Central heating radiator.

### **Master Bedroom**

Built in wardrobe to one wall, front facing double glazed bay window and central heating radiator. Walk in wardrobe providing additional storage.

### **Master Ensuite**

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Spotlights to ceiling, side facing double glazed window and heated towel rail.

### **Bedroom Two**

Built in wardrobes to one wall, rear facing double glazed window and central heating radiator.

### **Jack And Jill Ensuite**

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Tiled walls and flooring, rear double glazed window and heated towel rail.

### **Bedroom Three**

Built in wardrobes to one wall. Front facing double glazed window and central heating radiator.

### **Bedroom Four**

Versatile room currently used as an office. Rear facing double glazed window and central heating radiator. Access to Jack and Jill ensuite. Built in cupboard.

### **Family Bathroom**

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath with shower to

taps. Tiled flooring and tiled walls. Side facing double glazed window and heated towel rail.

### **Outside Space**

Driveway to the front allowing parking for two vehicles and further astro turfed area. To the rear is an Indian stone patio seating area with steps up to laid to lawn area with fencing to sides. Timber shed.

### **Integral Garage**

Having manual up and over door, power and lighting. Wall mounted combi boiler.



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## Chapel Rise, North Anston Sheffield

- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- GARAGE
- THREE ENSUITE BEDROOMS!!
- \*\*\* PRICE - £435,000 \*\*\*

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

# £435,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DGT108000 - 0004

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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