



1 Mill Haven | North Anston | Sheffield | S25 4FU

£440,000

Bell & Co Estates are delighted to bring to market this superb four-bedroom detached home, offering over 1,600 sq. ft. of versatile living space, perfect for modern family life. Set across two floors, this property boasts an excellent layout with spacious interiors throughout. The ground floor welcomes you with a bright and airy entrance hall, leading to a large formal lounge, ideal for relaxing or entertaining. Adjacent is a separate sitting room — perfect for use as a cosy snug, office or playroom. The heart of the home is the impressive kitchen/diner, offering an abundance of space for family meals and social gatherings. A secondary kitchen area adds further practicality, with access to a separate utility room and downstairs WC. Upstairs, the first-floor hosts four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while bedroom two also enjoys the luxury of its own en-suite. Two further good-sized bedrooms are served by a modern family bathroom, with additional storage cupboards on the landing providing useful space. Externally, the home offers a private, gated driveway leading to a detached double garage, ensuring ample parking and storage. To the rear is an enclosed garden which is mainly laid to lawn with patio area. Situated just a short stroll from South Anston's High Street, local pubs, schools, and scenic walking routes, this home enjoys a perfect blend of countryside charm and everyday convenience. Contact Bell & Co Estates today to arrange your private viewing — properties of this size and style are rare to the market!



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 1647 sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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