



6 Roberts Grove | Aston | Sheffield | S26 2DJ

£350,000

Bell & Co Estates are delighted to present this beautifully modern, substantially extended four-bedroom detached family home located in the highly sought-after area of Aston. Offering over 1,300 sq. ft. of versatile living accommodation, this impressive home is perfect for growing families seeking style, space, and practicality. The ground floor features a welcoming entrance hall with WC, leading into a cosy lounge filled with natural light and feature fireplace. The true heart of the home is the stunning open-plan kitchen/dining room, designed with entertaining in mind and complete with a central island and ample worktop space, bi-folding doors open onto the garden creating a real indoor-outdoor feel. A separate utility room adds convenience, while the additional reception room—currently used as a playroom—provides fantastic flexibility for a home office, snug, or hobby space. The front of the garage a large storage area, ideal for keeping the home organised. Upstairs, the property boasts four well-proportioned bedrooms. The impressive principal bedroom benefits from its own private ensuite, while the further three bedrooms are served by a modern family bathroom with free standing bath. Built-in storage throughout ensures the home remains both functional and clutter-free. To the rear the new patio is the perfect space for dining and entertaining guests with a low maintenance, artificial grassed area perfect for little ones and pets. To the front the driveway provides ample off-street parking with gated access to the side. Located on a quiet cul-de-sac in a popular residential area, this property is close to reputable schools, local amenities, and excellent transport links, making it a superb choice for families. A modern, spacious, and thoughtfully extended home that must be viewed to be fully appreciated.



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

6 Roberts Grove Aston SHEFFIELD S26 2DJ		Energy rating C	
Valid until 5 December 2035		Certificate number 1790-0266-0522-4507-3253	
Property type		Detached house	
Total floor area		124 square metres	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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