



Crowgate, South Anston Sheffield S25 5AL

welcome to

Crowgate, South Anston Sheffield

LOOKING FOR A FOREVER HOME? FANTASTIC FOUR bedroom DETACHED HOME in the sought after village of South Anston with DOUBLE GARAGE, PRIVATE REAR GARDEN, OFF ROAD PARKING AND TWO OUTBUILDINGS ! Close to local amenities, schools and transport links. GUIDE PRICE - £475,000 - £500,000.



Entrance Porch

Carpet flooring, heated towel rail, side facing double glazed window and front facing double glazed composite door.

Entrance Hall

Central heating radiator and carpet flooring.

Cloakroom

Carpet flooring, low flush WC, vanity wash hand basin, heated towel rail and side facing double glazed window.

Lounge

Carpet flooring, electric fire, two central heating radiators, front facing double glazed window and side facing double glazed window.

Dining Room

Carpet flooring, central heating radiator and door to conservatory.

Kitchen Diner

Modern fitted kitchen with a range of units set above and below worksurfaces incorporating sink and drainer, electric oven, gas hob, space for fridge freezer and cupboard housing combi boiler. Carpet flooring, rear facing double glazed window, side facing double glazed window and side facing double glazed UPVC door.

Utility Room

Fitted units incorporating plumbing for washing machine, side facing double glazed window and carpet flooring.

Conservatory

Laminate flooring, central heating radiator and side facing double glazed patio door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, central heating radiator and access to the loft.

Bedroom One

Carpet flooring, central heating radiator, fitted wardrobes and front facing double glazed window.

En Suite

Three piece suite comprising low flush WC, vanity wash hand basin and rainfall shower cubicle. Tiled flooring and heated towel rail.

Bedroom Two

Carpet flooring, rear facing double glazed window and central heating radiator.

Bedroom Three

Carpet flooring, central heating radiator and rear facing double glazed window.

Bedroom Four

Carpet flooring, central heating radiator, storage cupboard and front facing double glazed window.

Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and rainfall shower enclosure. Vinyl flooring, heated towel rail and side facing double glazed window.

Outside Space

To the front of the property is a driveway for several vehicles and lawned garden with bushes and shrubs in border. To the rear of the property is a private lawned garden with mature trees bushes and plants in borders, patio seating areas, decked area and a further garden to the side of the property. There is also two storage outbuildings with power & lighting. The first one is currently being used as a wood workshop and the second one currently being used as a potting shed.

Garage

There are two garages both with power, lighting, two electric roller doors and plumbing for washing machine.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Crowgate, South Anston Sheffield

- FOUR BEDROOM DETACHED HOME
- TWO GARAGES AND TWO OUTBUILDINGS
- PRIVATE PLOT & MODERN THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT108033 - 0006

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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