



**Bradda Town Wells Court, North Anston Sheffield S25 4FS**

**welcome to**

**Bradda Town Wells Court, North Anston Sheffield**

GREAT FAMILY HOME!! THREE bedroom DETACHED family home with THREE ENSUITES bedrooms. Enclosed LOW MAINTENANCE rear garden and INTEGRAL GARAGE!! \*\*\* PRICE £400,000 - £425,000 \*\*\*



### **Entrance Hall**

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

### **Cloakroom**

Comprising low flush WC and vanity wash hand basin. Wood flooring, side facing double glazed window and central heating radiator.

### **Lounge**

Having a continuation of wood flooring, rear facing double glazed French doors and central heating radiator.

### **Dining Room / Snug**

Two front facing double glazed windows, wood flooring and central heating radiator.

### **Kitchen**

Modern fitted kitchen with a range of high gloss wall and base units set above and below worksurfaces incorporating Belfast sink. Integrated appliances include fridge freezer, dishwasher, double electric oven and gas hob with extractor above. Wood flooring, rear facing double glazed door and windows and central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor. Access to loft space and central heating radiator.

### **Bedroom One**

Impressive master bedroom with fitted wardrobes to one wall providing ample storage. Two front facing double glazed windows, built in storage cupboard and central heating radiator. Wood flooring and air conditioning unit.

### **Ensuite**

Four piece suite comprising low flush WC, vanity wash hand basin, oval free standing bath and double shower enclosure with rainfall shower. Partial tiling to walls, wood flooring, side facing double glazed window and heated towel rail.

### **Bedroom Two**

Fitted wardrobes to one wall. Three front facing double glazed window and central heating radiator.

### **Ensuite**

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

### **Bedroom Three**

Fitted wardrobes to one wall, rear facing double glazed windows and two central heating radiators. Laminate flooring.

### **Ensuite**

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed rainfall shower. Wood flooring and partial tiling to walls. Rear facing double glazed window and heated towel rail.

### **Outdoor Space**

Driveway to the front of the property allowing parking for two vehicles. Slated borders with plants and shrubs. To the rear is a low maintenance garden stocked with a range of bushes, plants and trees. Patio seating area with raised stone patio and pebbled for further seating.

### **Garage**

Integral garage having electric up and over door, power and lighting. Wall mounted combi boiler and plumbing for washing machine.

### **Lister Comments**

Solar panels - Owned



**view this property online** [williamhbrown.co.uk/Property/DGT107994](http://williamhbrown.co.uk/Property/DGT107994)



welcome to

## Bradda Town Wells Court, North Anston Sheffield

- THREE ENSUITE BEDROOMS
- DETACHED FAMILY HOME
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- \*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\*

Tenure: Freehold EPC Rating: A

Council Tax Band: E

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT107994](http://williamhbrown.co.uk/Property/DGT107994)



Property Ref:  
DGT107994 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**