



Town Wells Court, North Anston Sheffield S25 4FS

welcome to

Town Wells Court, North Anston Sheffield

PREPARE TO BE AMAZED.. Beautifully presented FIVE bedroom DETACHED family home in the heart of North Anston. Having TWO ENSUITE bedrooms and CLOAKROOM downstairs. Private REAR GARDEN and DOUBLE GARAGE. *** GUIDE PRICE £450,000 - £475,000 ***



Entrance Hall

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

Cloakroom

Having a continuation of the LVT flooring. Low flush WC and pedestal wash hand basin. Central heating radiator.

Lounge

Spacious lounge with the main focal point of the room being the feature fireplace. Rear facing double glazed French doors leading onto rear garden and central heating radiator.

Dining Room

Front facing double glazed bay window and central heating radiator.

Kitchen

Beautifully presented fitted kitchen with a range of shaker style wall and base units set above and below worksurfaces with inset sink and drainer. Integrated appliances include double eye level oven, electric hob with extractor fan above and dishwasher. Space for American style fridge freezer. Island featuring breakfast bar with lighting above, spotlights to ceiling and LVT flooring. Side and rear facing double glazed window, rear facing double glazed French doors leading onto rear garden and central heating radiator.

Utility Room

Fitted units set above and below worksurfaces incorporating stainless steel sink and drainer. Plumbing for washing machine. Tiled flooring, rear facing double glazed window and rear facing double glazed door leading onto rear garden.

Stairs And Landing

Stairs rising to first floor accommodation having access to loft space and cupboard housing central heating tank. Central heating radiator.

Master Bedroom

Master bedroom having built in wardrobes to one wall and walk in wardrobe area, front facing double glazed bay window and front facing double glazed window. Two central heating radiators.

Master Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Full tiling to walls, side facing double glazed window and central heating radiator.

Bedroom Two

Built in wardrobes to one wall, two front facing double glazed windows and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure with mains fed shower. Full tiling to walls and laminate flooring. Side facing double glazed window and central heating radiator.

Bedroom Three

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

Bedroom Four

Rear facing double glazed window and central heating radiator.

Bedroom Five

Versatile room with rear facing double glazed window and central heating radiator.

Family Bathroom

Four piece suite comprising low flush WC, pedestal wash hand basin, paneled bath and shower enclosure with mains fed shower. Full tiling to walls, side facing double glazed window and central heating radiator.

Outside Space

Open plan lawned garden to the front with driveway allowing parking for several vehicles. Private raised

laid to lawn garden to the rear with patio seating area with planted borders.

Double Garage

Double garage having manual up and over door, power and lighting. Wall mounted combi boiler.

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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Town Wells Court, North Anston Sheffield

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- VERSATILE ACCOMMODATION THROUGHOUT
- DOUBLE GARAGE
- *** GUIDE PRICE £450,000 - £475,000 ***

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DGT107926 - 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



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



williamhbrown.co.uk