property details **approval form**

Plot 1, 7 Woodsetts Road, North Anston, Sheffield, South Yorkshire, England, S25 4EQ
Date: 09 November 2026 **Property Ref and Version:** DGT108199 - 0005

selling your home with us!

william h brown

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

offers in the region of £450,000

Tenure: Freehold

>> key features

- A limited collection of only 3 properties in a cul-de-sac setting.
- Highly desirable location.
- Built to an exceptionally high standard.
- Forever home with flexible ground and first floor living.
- Predicted EPC rating: A (Plots 1 & 2 Only)
- 10 Year new build warranty (Plots 1 & 2 Only)
- EPC Rating: Exempt

>> short description

LOOKING FOR YOUR FOREVER HOME? This could be the one, a beautifully presented, brand new detached family home. Combining contemporary design, generous living accommodation and an enviable village location.

>> long description

An exclusive development of just three outstanding family homes, set within the highly sought after village of North Anston, Sheffield.

Combining contemporary design, generous living accommodation and an enviable village location, this rare collection comprises one beautifully renovated home and two brand new properties, offering both four and five bedroom homes.

Each residence has been thoughtfully designed with modern family living in mind, providing spacious and versatile accommodation, having the potential to accommodate ground-floor living, making it an appealing option for those with mobility needs, disabled family members or multi-generational households. High-quality finishes and stylish interiors throughout.

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The renovated property blends character with contemporary living, whilst the two newly constructed homes offer the very latest in modern design and specification.

Positioned in a desirable and established part of North Anston, the impressive development is conveniently placed for local amenities, primary and comprehensive schools, transport links and the wider Sheffield, Nottinghamshire and South Yorkshire area.

With only three properties available, this is a genuinely limited opportunity to acquire a substantial, high-quality home.

>> directions

>> Agent Note

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>> room description

Plot 1

Internal Specification

Built to the latest UK energy-efficiency regulations and A rated for efficiency
Large south facing solar panel system (minimum of 5 kwh)
Energy-efficient system boiler for both hot water and heating.
Dual zone gas fired central heating allowing separate control of the ground and first floor heating
Ceilings and walls finished in a choice of white, light grey or magnolia emulsion depending on build stage
Feature staircase with white satin finish and oak handrail.
Oak finished internal doors with door handle choice depending on build stage
Security alarm system to main house.
PVCu bi-fold doors in anthracite to kitchen/dinner .
PVCu double-glazed windows in anthracite externally and white internally, with chrome handles and hinges.
Standard carpeting included to:
Hallway and stairs
Living room
All bedrooms and dressing rooms

Downstairs Wc/ Shower Room

Half-height tiled walls and fully tiled floor (Fully height to shower area).
Shower cubicle with mains fed shower.
Wall mounted sink unit, with a choice of colours depending on build stage.

Lounge

A spacious and welcoming living room, designed to provide a comfortable and versatile space for relaxing and entertaining.

Kitchen, Dining & Family Room

Choice of Nobilia German kitchens, designed by Square Kitchens of Ponsford, included as standard. A wide choice of finishes is available, with kitchen consultation available depending on build stage.
Integrated appliances, including dual ovens, ceramic hob with downdraft extractor, fridge freezer, and dishwasher..
Under-worktop lighting to the kitchen area.

Master Bedroom Ensuite

Fully tiled walls and floor with a choice available depending on build stage.
Wall-hung vanity unit, with a choice of colours depending on build stage.
White sanitaryware.
Heated towel rail.
Electric wall-hung mirror.

Second Ensuite

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>> room description

Fully tiled walls and floors, with a choice available depending on build stage.
Wall-hung vanity unit, with a choice of colours depending on build stage.
White sanitaryware.
Heated towel rail.
Electric wall-hung mirror.

Main Bathroom
Fully tiled walls and floors, with a choice available depending on build stage.
Wall-hung vanity unit, with a choice of colours depending on build stage.
White sanitaryware.
Heated towel rail.
Electric wall-hung mirror.

External Specification
Landscaping to front garden.
Turf to rear garden.
Block-paved driveway, flagged footpath and patio.
Outside tap.
EV charging point.

Garage
Remote-control garage door.
Power and lighting provided to the garage

Agents Notes
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.

Lister Comments
These images are for illustration purposes only.

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>> property images










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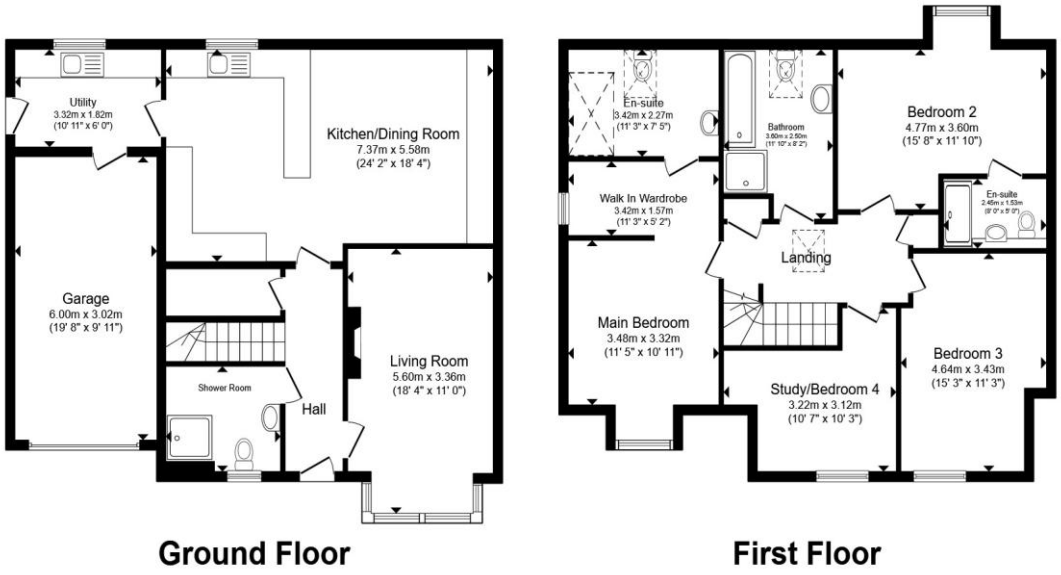
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>> floor plan



Total floor area 188.1 m² (2,025 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Truly Thomas		
Mr A. Gilbert		