



11 Quarry Lane | North Anston | Sheffield | S25 4DB

Guide Price £250,000 to £260,000

Bell & Co Estates are delighted to present this beautifully extended three-bedroom semi-detached home, ideally positioned in the heart of North Anston. Upon entering, an entrance porch leads into the welcoming entrance hallway, which benefits from a spacious under-stairs storage cupboard and a stunning solid oak staircase. To the front of the property is the lounge, whilst to the rear is the fantastic open-plan kitchen, dining and snug area. This impressive space is perfect for both entertaining and everyday family life, with plenty of natural light flooding in through the Velux windows and patio doors which open onto the rear garden. The kitchen is beautifully appointed and well-equipped, featuring two Neff ovens, dishwasher, instant hot water tap, two sinks, induction hob, granite worktops and an excellent range of fitted cupboards, providing plenty of storage and preparation space. The entire ground floor benefits from underfloor heating and oak skirting boards, adding both comfort and quality throughout. To the first floor are two excellent-sized double bedrooms, both benefiting from fitted wardrobes, together with a further good-sized single bedroom. The impressive family bathroom features a freestanding Victoria + Albert bath, separate shower cubicle with Mira power shower, WC and wash basin unit, together with electric underfloor heating. The loft is fully boarded and benefits from lighting and a fitted pull-down loft ladder, providing excellent additional storage space. Externally, the property is approached via a gated pebbled driveway providing off-road parking, with a side gate leading through to the converted garage, which offers further useful space. To the rear is an enclosed garden, predominantly laid to lawn, together with a paved patio area providing the perfect space for outdoor seating and entertaining. Situated close to local amenities, schools and transport links, the property is ideally placed for family life.



GROUND FLOOR
642 sq. ft. (59.6 sq. m.) approx.

1ST FLOOR
439 sq. ft. (40.7 sq. m.) approx.



Contact Details

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11 Quarry Lane
North Anston
SHEFFIELD
S25 4DB

Energy rating

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Valid until

3 February 2032

Certificate number

2866-1005-3209-9782-0200

Property type

Semi-detached house

Total floor area

102 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