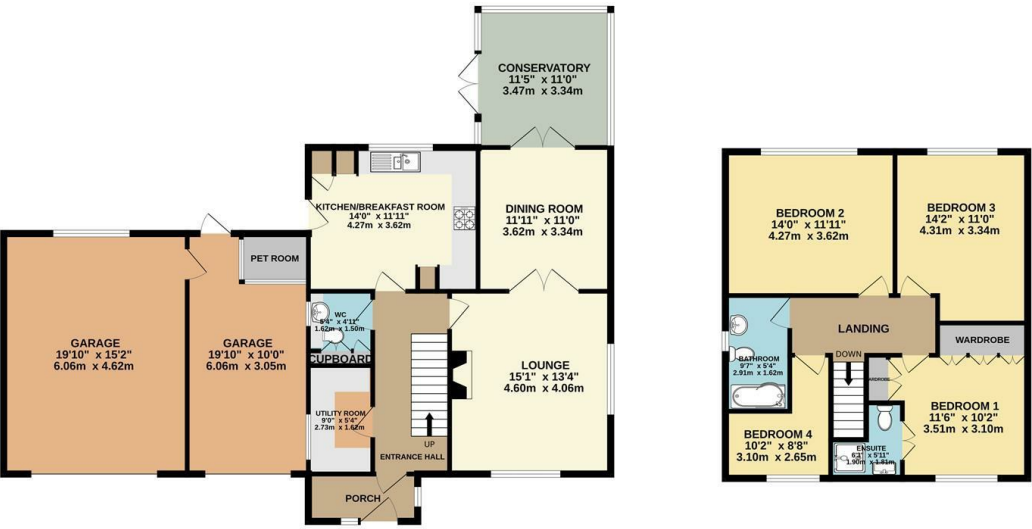


GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.

1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 2002 sq.ft. (186.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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35, Crowgate, Sheffield, S25 5AL

Offers In The Region Of £475,000

35 Crowgate, South Anston, Sheffield,
S25 5AL

Description
Welcome to this truly exceptional four-bedroom detached family home, meticulously refurbished to a very high standard. Situated in South Anston, this property is perfect for accessing Sheffield, Rotherham, and Worksop, offering an ideal blend of luxury, convenience, and modern living.

As you enter through the porch, you are greeted by an impressive and spacious open hallway, which provides access to the bespoke Dining Kitchen, double aspect Lounge, Utility Room, and Downstairs WC. The beautiful Dining Kitchen is fitted with a comprehensive range of wall and base units, including an integrated double oven and gas hob, and features a side-facing door for external access. The Lounge is double aspect, with both front and side-facing double-glazed windows flooding the well-proportioned reception room with natural light. Double doors lead to the Dining Room, offering additional socialising space, and further doors open onto the Sunroom, which provides year-round usage with delightful views of the mature rear garden.

Upstairs, you will continue to be impressed by Four Bedrooms, Three of which are generous double rooms. The Master Bedroom benefits from a front-facing double-glazed window and a luxurious en-suite, while Bedrooms Two and Three overlook the rear garden. The House Bathroom is stunningly decorated and features a bath with a shower over.

To the front, a wrought iron gate provides secure access to the Drive offering ample off road parking for several cars and leads to the much larger than average Double Garage, with both power and light A gate to the side leads to the Rear Garden, with two secure outbuildings, The first of which is currently used as a workshop and boasts both power and light. The second outbuilding would make a perfect home office but is currently used for storage. A patio area leads off from the Sunroom, great for family gatherings and leads onto the main body of the garden which is laid to lawn with an abundance of mature plants, flowers, shrubs and trees.

Situated in the vibrant South Anston, this home is ideally located close to highly regarded schools, shops, and amenities. It also offers convenient access to the M1 and A57 road network, making it perfect for commuters.

This superb property is not to be missed. Contact us today to arrange a viewing!

- STUNNING FAMILY HOME
- THREE GENEROUS RECEPTION ROOMS
- DOUBLE ASPECT LIVING ROOM
- BEAUTIFUL, BESPOKE DINING KITCHEN
- MUCH LARGER THAN AVERAGE DOUBLE GARAGE
- TWO DETACHED OUTBUILDINGS
- GARDENS TO ALL FOUR SIDES
- POPULAR RESIDENTIAL LOCATION
- PERFECT HOME FOR A GROWING FAMILY
- EARLY VIEWING IS STRONGLY ADVISED

