

Freehold

Asking Price: £375,000

Orchid Way, South Anston, Sheffield,
South Yorkshire, S25



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FABULOUS EXTENDED FAMILY HOME, LARGE ENCLOSED REAR GARDEN, TUCKED AWAY CUL DE SAC LOCATION, FOUR BEDROOMS AND TWO BATHROOMS, APPROACHING QUARTER ACRE PLOT, NO ONWARD CHAIN!

Upon this ever sought after development within the popular village of South Anston a superb detached family home which has been significantly extended and stands within this large 0.21 acre plot. Including gas central heating (new boiler), and double glazing, four bedrooms and two bathrooms this fabulous home occupies a tranquil corner position with extensive enclosed rear gardens and ample off road parking to the front with garage. Entrance hall, cloakroom/wc, lounge, dining room, breakfast kitchen, rear lobby, utility room and study/office to the ground floor with four first floor bedrooms including master en suite and separate family bathroom. Short walk to village amenities and short drive to the A57 and M1 placing Sheffield, Rotherham and Worksop all within easy reach. This is an exceptional home offered with no onward chain. An absolute must view!

Entrance Hall With double glazed front entrance door, cloaks cupboard and stairs rising to the first floor.

Cloakroom/WC 1.60 x 1.48. With wc and wash basin in white, front window, towel rail/radiator and tiling to floor and walls.

Lounge 5.13 x 3.45. With rear window and focal fire surround with marble inlay and hearth and inset open flame gas fire.

Dining Room 3.74 x 2.39. With French doors to the rear.

Breakfast Kitchen 5.93 x 3.66. A fabulous extended room with an extensive range of fitted gloss finish units with Corian worktops and inset stainless steel sink with mixer tap. Front window, pull out larder unit, spotlights to ceiling and understairs storage cupboard which houses the new Worcester Bosch combination gas boiler. There are integrated appliances comprising large fridge with ice box, dishwasher, induction hob and two electric ovens.

Rear Entrance Lobby With double glazed rear entrance door, tiled floor, front window and access door to the garage.

Utility Room 2.80 x 2.40. With stainless steel sink with mixer tap and base unit beneath. Tiled floor, rear window and plumbing for washer.

Study/Office 2.41 x 2.10. With rear window.

First Floor Landing With loft access and former cylinder cupboard.

Master Bedroom 4.48 x 3.23. (Minimum measurements excluding door recess)

En Suite Shower Room 2.26 x 1.58. With wc, wash basin with vanity beneath and corner shower enclosure with shower. Front window, extractor fan, shaver point, panelled ceiling with spotlights, towel rail/radiator and fully tiled floor and walls.

Bedroom Two 3.75 x 3.21. With rear window.

Bedroom Three 3.32 x 3.24. With front window.

Bedroom Four 2.89 x 2.31. With rear window and built in wardrobe.

Bathroom 2.06 x 1.67. With suite comprising wc, wash basin with drawers beneath and walk in shower area with monsoon head shower and separate hand attachment. Fully tiled floor and walls, towel rail/radiator and extractor fan.

Outside The plot extends to approaching a quarter of an acre (0.21 acres) with extensive conifer screened lawns to the rear with raised decking outside light, power and tap. To the side is a paved pathway allowing front to rear access and to the front, outside light and shrub gardens with adjacent long block paved drive suitable for numerous vehicles.

Garage 5.76 x 2.82. A large integral garage with automated roller door, light, power and access door back to the rear lobby.



- Superb detached family home
- Significantly extended
- Four bedrooms and two bathrooms
- Huge rear garden
- Ample off road parking and garage
- Close to M1 and A57
- No onward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

