



6 THE POPLARS SHEFFIELD, S25 3RA

£285,000
FREEHOLD

GUIDE PRICE OF £285,000 AND £295,000

This deceptively spacious five-bedroom semi-detached family home offers stylish and contemporary living across three floors, with the added benefit of a ground floor extension. Tucked away in a quiet cul-de-sac, the property is ideally located close to local shops, schools, and amenities, with excellent transport links providing easy access to Sheffield, Rotherham, and Worksop. The home boasts a bright and welcoming entrance hallway, an extended open-plan living room with bi-fold doors and feature media wall, a modern kitchen/diner, and a convenient downstairs WC. Across the upper floors are five well-proportioned bedrooms – including a spacious master suite with fitted wardrobes and a luxury ensuite – as well as a stylish family bathroom. Externally, the property features a generous block-paved driveway with parking for multiple vehicles, a garage with power and lighting, and a beautifully landscaped low-maintenance rear garden – perfect for family enjoyment and entertaining. Ideal for growing families seeking both space and convenience, this property truly must be seen to be

**Kendra
Jacob**

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- ***GUIDE PRICE £280,000 - £290,000***
- Deceptively spacious five-bedroom semi-detached family home
- Extended ground floor with large, modern living room and media wall
- Stylish kitchen/diner with integrated appliances and space for American-style fridge freezer
- Five generously sized bedrooms set over three floors, including a master suite with ensuite
- Contemporary family bathroom and convenient downstairs WC
- Low-maintenance rear garden with patio, artificial lawn, and outdoor lighting
- Large block-paved driveway and garage with power and lighting
- Quiet cul-de-sac location, close to local shops, schools and amenities
- No upper chain – ready for a smooth and swift move-in



ENTRANCE HALLWAY

A welcoming and well-appointed entrance hallway, accessed via a stylish composite front door. The space is enhanced by a quality spindle staircase leading to the first floor, attractive laminate wood flooring, and a central heating radiator. A useful under-stairs storage cupboard adds practicality, with internal doors providing access to the extended living room, kitchen/diner, and downstairs WC.

DOWNSTAIRS WC

Contemporary in design, the cloakroom comprises a white low-flush WC and a vanity hand wash basin with tiled splashback. Finished with a modern tiled floor, central heating radiator, and an electric extractor fan.

KITCHEN DINER

A spacious and modern kitchen/diner offering a range of stylish wall and base units with complementary work surfaces, incorporating a ceramic sink unit with mixer tap. Integrated appliances include an electric oven, a gas hob with an electric extractor fan above, dishwasher, and washing machine. There's ample space for an American-style fridge freezer. Partially tiled walls add a sleek finish, with the laminate wood flooring continuing seamlessly into the dining area. A central heating radiator completes the space, which is perfect for both family life and entertaining.

EXTENDED LIVING ROOM

This beautifully extended living space is both generous and versatile, offering the perfect setting for relaxation and entertaining. Bi-folding UPVC double glazed doors open

out to the rear garden, complemented by two rear-facing Velux windows that flood the room with natural light. A modern media wall creates a striking focal point, and there is a central heating radiator for comfort.

FIRST FLOOR LANDING

A bright landing area featuring a front-facing UPVC double glazed window, spindle balustrade staircase rising to the second floor, and internal doors providing access to four well-proportioned bedrooms and the family bathroom.

BEDROOM TWO

A well-sized double bedroom featuring a rear-facing Velux window and central heating radiator.

BEDROOM THREE

Another spacious double bedroom with a front-facing UPVC double glazed window and central heating radiator.

BEDROOM FOUR

A fourth generously sized double bedroom, complete with a rear-facing UPVC double glazed window and central heating radiator.

BEDROOM FIVE

Currently used as a playroom and dressing room, this versatile fifth bedroom benefits from a rear-facing UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

A stylish and contemporary family bathroom suite in white, comprising a P-shaped bath with shower mixer tap and glass screen, pedestal wash basin, and low-flush WC. The room is fully tiled to the walls and floor, with downlighting

to the ceiling, chrome heated towel rail, and an electric extractor fan.

SECOND FLOOR

With a side-facing UPVC double glazed window and a door leading to the master suite.

MASTER BEDROOM

An exceptionally spacious master bedroom featuring a front-facing UPVC double glazed window, two fitted wardrobes, and a central heating radiator. A private door leads through to the ensuite shower room.

EN-SUITE SHOWER ROOM

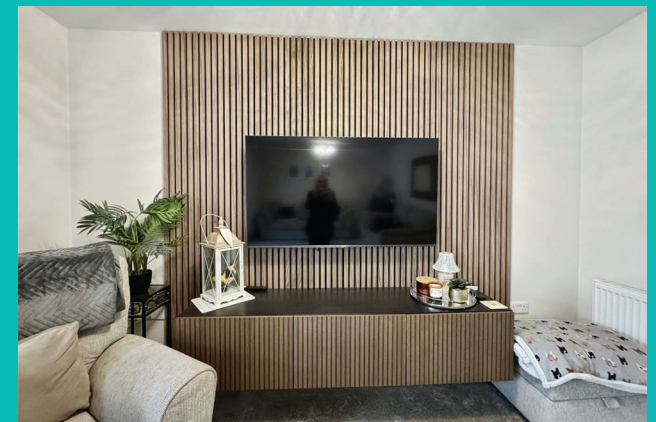
A luxurious and contemporary ensuite comprising a walk-in shower enclosure with electric shower, pedestal hand wash basin, and low-flush WC. Fully tiled walls and flooring are complemented by a chrome heated towel rail, shaver point, and electric extractor fan.

EXTERIOR

To the front, the property boasts a large block-paved driveway providing off-street parking for multiple vehicles and access to the garage, which is equipped with power, lighting, and an up-and-over door. Side gate access leads to the rear garden.

The rear garden is attractively landscaped for low-maintenance living, featuring artificial lawn, decorative borders, a paved patio seating area, outdoor lighting, and a water tap – the perfect space for enjoying the outdoors with minimal upkeep.

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ADDITIONAL INFORMATION

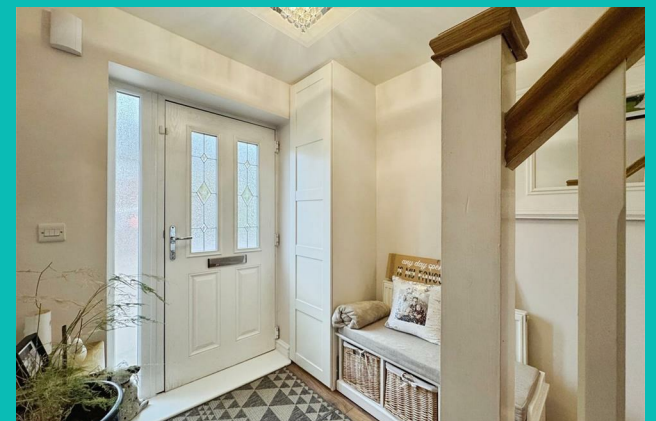
Local Authority – Rotherham

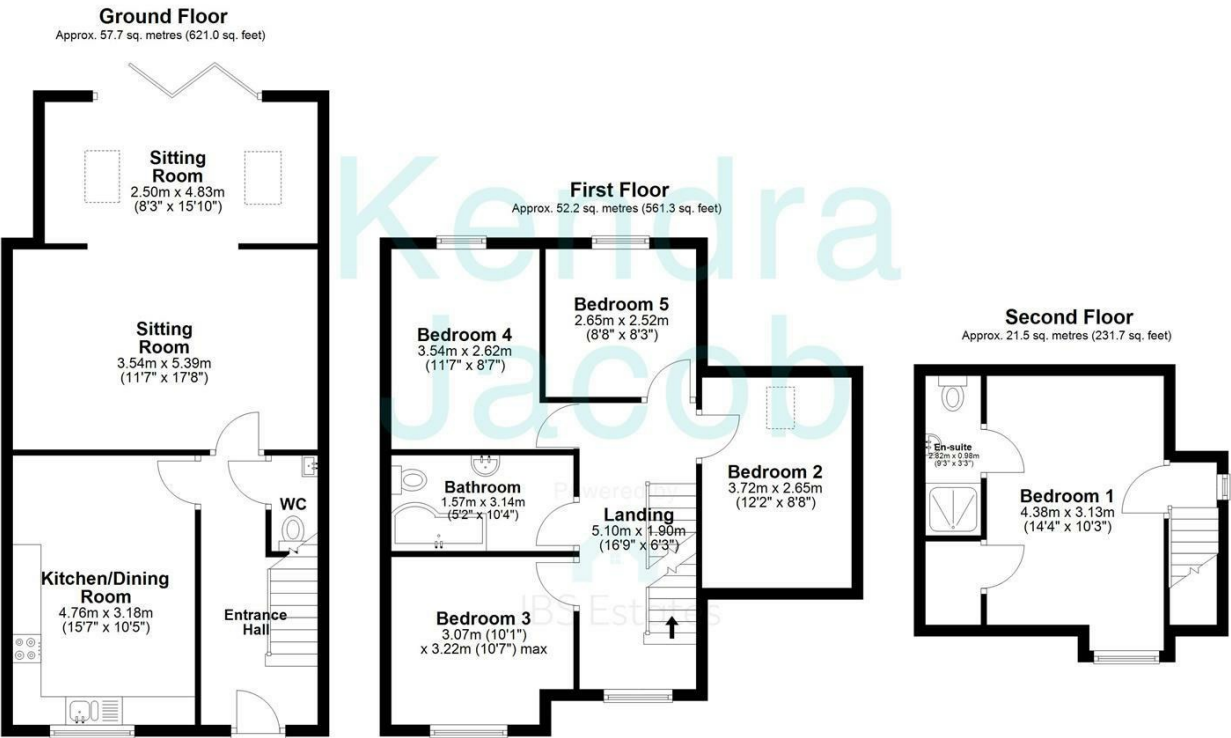
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1414.00 sq ft

Tenure – Freehold

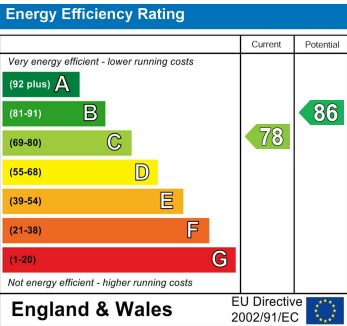




Total area: approx. 131.4 sq. metres (1414.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendracob@jbs-estates.com

Kendra
Jacob

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