





Orchard Mews, North Anston Sheffield S25 4BP



welcome to

Orchard Mews, North Anston Sheffield

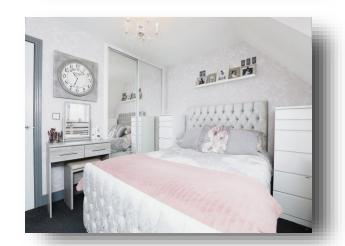
LOOK AT THIS GEM OF A PROPERTY!! ...Individually constructed detached house located within a small enclave of similar executive style properties. Ideally placed for schools, local amenities and excellent commuting links with the A57, M1 & M18 a short drive away.













Entrance Hall

Front facing double glazed door leading into entrance hall with understeers storage cupboard and central heating radiator.

Cloakroom

Low flush WC and pedestal wash hand basin. Central heating radiator.

Lounge

20' 3" x 10' 9" (6.17m x 3.28m)

Attractively decorated with the main focal point being the media wall to chimney breast having inset electric log effect fire. Front facing double glazed window and rear facing double glazed french doors leading onto rear garden. Two central heating radiators.

Kitchen

20' 2" x 8' 3" (6.15m x 2.51m)

Modern fitted kitchen with a range of white gloss wall and base units set above and below worksurfaces incorporating resin sink and drainer. Integrated appliances include double electric oven and dishwasher. Gas hob with extractor fan above. Lighting to plinths and partial tiling to splash back areas. Front and rear facing double glazed windows. Built in seating area.

Utility Room

8' 6" x 6' 6" (2.59m x 1.98m)

A great addition to the property. Having a continuation of the white gloss units with sink and drainer. Space for American fridge freezer and plumbing for washing machine. Cupboard housing Vaillant combi boiler. Rear facing double glazed door and window.

Stairs And Landing

Stairs leading to first floor with access to loft space and central heating radiator.

Master Bedroom

9' 9" x 11' 4" (2.97m x 3.45m)

Mirrored wardrobes to one wall. Front facing double glazed window and central heating radiator.

Ensuite

Three piece suite comprising low flush WC, pedestal wash hand basin and shower enclosure. Partial tiling to walls and heated towel rail.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

Rear facing double glazed window and central heating radiator.

Bedroom Three

9' 6" x 8' 7" (2.90m x 2.62m)

Front facing double glazed dormer window and central heating radiator. Built in cupboard providing storage.

Bedroom Four

6' 9" x 9' 5" (2.06m x 2.87m)

Rear facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with shower over. Partial tiling to walls, heated towel rail and rear facing double glazed dormer window.

Exterior

The front of the property offers parking for two vehicles and leads to the garage having up and over door, power and lighting and roof storage.

Gardens

The rear garden has a lawned area with low lying shrubs to the borders and a covered timber decked area for patio furniture. There is outside power and water supplies.





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- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
- INDIVIDUALLY CONSTRUCTED
- ENSUITE MASTER BEDROOM
- PLACED WELL FOR SCHOOLS AND TRANSPORT LINKS
- Council Tax Band D

Tenure: Freehold EPC Rating: C

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT106942



Property Ref: DGT106942 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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