



Orchard Close

Sheffield, S5 9GJ

Offers In The Region Of £260,000



- 3 BED DETACHED
- FRESH NEUTRAL DECOR THROUGHOUT
- GENEROUS DIMENSIONS
- SIZEABLE CONSERVATORY
- CLOSE TO AMENITIES AND GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- NEW FLOORING THROUGHOUT
- LARGE CORNER PLOT WITH PLENTY OF SCOPE
- WELL MANICURED, BEAUTIFUL GARDEN WITH FABULOUS VIEWS
- COUNCIL TAX BAND C

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NO UPWARD CHAIN! Nestled on the desirable Orchard Close in Ecclesfield, this impressive three-bedroom detached house hosts a fabulous elevated position hosting some fabulous views of the surrounding area. Set on a generous corner plot, the property boasts ample outdoor space and presents exciting potential for further extension at the rear, allowing you to tailor the home to your specific needs.

Located on a quiet cul de sac, close to an array of amenities, surrounded by reputable schools, serviced by good bus routes, minutes away from the M1 and with direct roads leading to the Northern General Hospital, Sheffield Centre, Rotherham and Barnsley.

Upon entering, you will be greeted by a bright and airy atmosphere, enhanced by new flooring and fresh decor throughout. The contemporary kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts. One of the standout features of this home is the impressively sized conservatory, which floods the space with natural light and creates a perfect setting for relaxation or social gatherings. The three bedrooms are comfortably sized, ensuring a restful retreat for all family members.

Briefly comprising entrance hall, living/dining room, kitchen, conservatory, three good sized bedroom, shower room and separate WC.

With no upward chain, you can move straight in and begin to make this house your home without delay. This property is a rare find in a sought-after location, combining modern living with the potential for personalisation. Don't miss the chance to view this delightful home and envision the possibilities it holds for you and your family. Book your viewing today!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall making a great impression on any guest and offering plenty of cloakroom space, boasting a handy understairs storage cupboard, uPVC window, telephone point, doors leading to living room and kitchen with stairs rising to the first floor.

LIVING ROOM/DINING ROOM

24'6" x 11'1" (7.47 x 3.4)

A light and airy living space with generously sized designated areas for both a lounge area and dining room, flooded in natural light with large uPVC windows to both front and rear elevation, a characterful brick fireplace hosting an electric fire gives a great focal point to the room, also comprising aerial point and wall mounted radiator.

KITCHEN

9'10" x 8'2" (3 x 2.5)

A contemporary galley style kitchen hosting an array of dark wood wall and base units providing plenty of storage space, contrasting black/grey mottled effect work surfaces, inset composite sink and drainer with chrome mixer tap, integrated tall fridge/freezer, integrated washing machine, free standing gas cooker with extractor hood above, housed Combi boiler, uPVC window, wall mounted radiator and uPVC glazed door leading into the conservatory.

CONSERVATORY

A great addition to any household, the impressively sized uPVC conservatory offers plenty of extra living space to use as you wish and allows you to enjoy the garden all year round, comprising ceiling fan light, wall mounted radiator, aerial point, Perfect Fit blinds and French doors leading out directly onto the garden.

LANDING

Comprising uPVC window, built in storage cupboard and loft hatch.

BEDROOM 1

13'1" x 10'9" (4 x 3.3)

An elegant and spacious master bedroom hosting a wall of white fitted wardrobes and vanity station offering that extra storage space we all crave, also comprising telephone point, wall mounted radiator and uPVC window.

BEDROOM 2

11'9" x 9'3" (3.6 x 2.83)

A further large double bedroom comprising wall mounted radiator, telephone point and uPVC window.

BEDROOM 3

9'10" x 6'6" (3 x 2)

A good sized single bedroom, nursery or home office comprising large built in storage cupboard, wall mounted radiator and uPVC window.

SHOWER ROOM

6'0" x 5'1" (1.84 x 1.57)

Hosting a modern suite comprising large glass shower cubicle with plumbed in chrome shower and stone effect wall panelling around, white pedestal sink, wall mounted radiator and frosted uPVC window.

SEPERATE WC

Option here to knock through into the shower room and create a larger bathroom if desired, the room currently comprises low flush WC and frosted uPVC window.

EXTERIOR

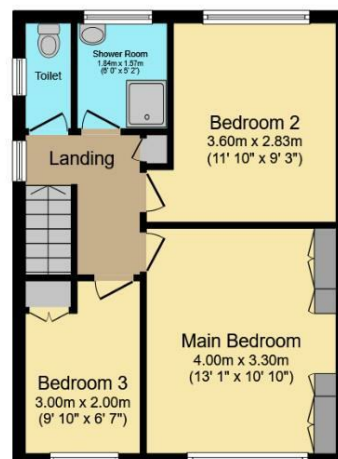
The property boasts a wonderful corner plot with extensive gardens and land to side and rear. The front boasts an abundance of kerb appeal with a neat lawn area, established and well tamed hedges and colourful shrubs driveway providing off road parking for at least two cars. To the rear of the property is a well landscaped, mainly laid to lawn sun trap perfect for entertaining in the summer months, lovely views, well established plants and hedges, security lighting and outside tap.

Floorplan



Ground Floor

Floor area 58.2 sq.m. (627 sq.ft.)



First Floor

Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 98.6 sq.m. (1,061 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

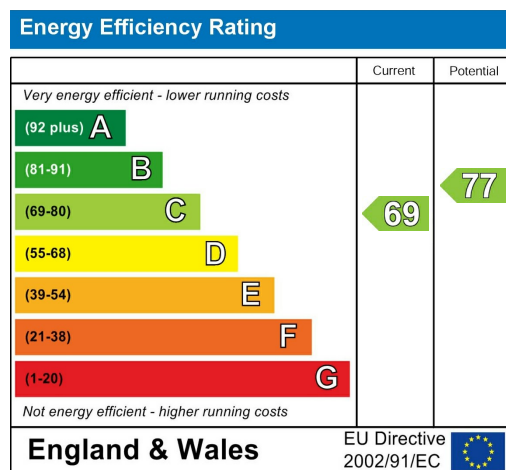
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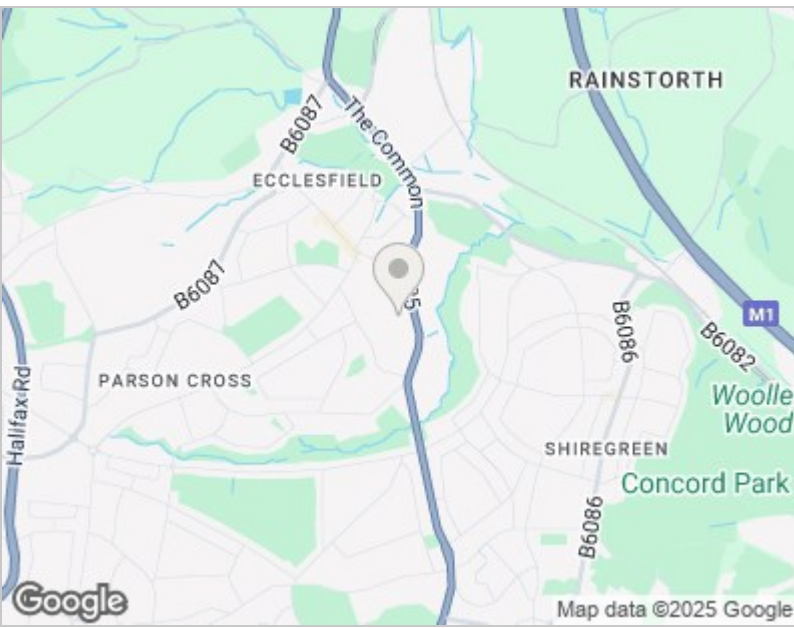
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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