



19 ORCHID WAY SHEFFIELD, S25 5JA

£430,000
FREEHOLD

GUIDE PRICE £430,000 - £450,000

An immaculate and spacious 5/6 bedroom detached family home, this superb property has been extended to both the side and rear to create generous and contemporary living accommodation ideal for modern family life. The home offers a versatile layout with multiple reception rooms, an impressive open-plan kitchen/living/dining space, and ground-floor bedroom options, all finished to a high standard throughout.

Externally, the property benefits from a generous driveway providing ample off-road parking, an integral garage, and well-maintained front and rear gardens, perfect for families and entertaining. Ideally located close to local shops, schools and amenities, the property also offers excellent commuter links with easy access to Sheffield, Rotherham, Doncaster and Worksop.

Kendra
Jacob
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19 ORCHID WAY

- ***GUIDE PRICE £430,000 - £450,000*** • Immaculate 5/6 bedroom detached family home • Extended to both the side and rear • Versatile layout ideal for modern family living • Spacious, contemporary accommodation throughout • Multiple reception rooms and open-plan living space • Generous driveway providing ample off-road parking • Integral garage for secure parking or storage • Well-maintained front and rear gardens • Close to local shops, schools, amenities and excellent links to Sheffield, Rotherham, Doncaster and Worksop



ENTRANCE HALLWAY

A front-facing entrance door opens into a bright and airy entrance hallway featuring a quality spindle staircase rising to the first-floor landing, central heating radiator, useful understairs storage cupboard, and a laminated herringbone-effect floor covering. Quality internal doors provide access to the sitting room, open-plan kitchen/living/dining room, and the extended ground-floor bedroom.

SITTING ROOM

A generously sized sitting room with a front-facing UPVC double-glazed bow window, coving to the ceiling, two central heating radiators, and sliding double doors opening into the open-plan living and dining area.

OPEN PLAN LIVING DINING ROOM

A wonderful family space featuring two rear-facing Velux windows, a rear-facing UPVC double-glazed window, and patio doors leading out to the rear garden. The room benefits from two central heating radiators, wall lighting, and a laminated herringbone-effect floor which continues seamlessly into the open-plan kitchen.

KITCHEN

A modern and stylish kitchen fitted with a range of high-gloss wall and base units with complementary work surfaces. Features include a ceramic sink with mixer tap, freestanding range-style cooker with electric extractor hood above, integrated dishwasher, tiled splashbacks, downlighting to the ceiling, and a door providing access to the large utility room.

UTILITY ROOM

The spacious utility room is fitted with high-gloss wall and base units and complementary work surfaces incorporating a stainless-steel sink with mixer tap. There is space for freestanding appliances including a fridge freezer, two washing machines and a tumble dryer. Additional features include tiled splashbacks, downlighting, tile-effect vinyl flooring, a rear-facing UPVC double-glazed window, and an entrance door leading to the rear garden. Doors also provide access to the integral garage and the downstairs shower room.

DOWNSTAIRS SHOWER ROOM

A modern shower room comprising a double walk-in shower with mains-fed waterfall shower and separate shower attachment, mermaid-style splashbacks, wall-hung vanity wash hand basin, low-flush WC, tile-effect vinyl flooring, downlighting, electric extractor fan, modern heated towel rail, and a side-facing obscure UPVC double-glazed window.

RECEPTION/BEDROOM

An extended and versatile reception room currently used as a ground-floor bedroom. This spacious room features a front-facing UPVC double-glazed window, central heating radiator, and herringbone-effect laminated wood flooring.

FIRST FLOOR LANDING

With quality spindle balustrades, a storage cupboard with shelving, central heating radiator, access hatch to the loft space, and quality doors leading to five bedrooms and the family bathroom.

MASTER BEDROOM

An attractive master bedroom with a front-facing UPVC double-glazed window, central heating radiator, laminated wood flooring, and quality fitted wardrobes to one wall.

BEDROOM TWO

A second double bedroom featuring a front-facing UPVC double-glazed window, central heating radiator, and laminated wood flooring.

BEDROOM THREE

A third double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and laminated wood flooring.

BEDROOM FOUR

A fourth double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, laminated wood flooring, and fitted wardrobes to one wall.

BEDROOM FIVE

A good-sized fifth bedroom, currently used as a home office, with a front-facing UPVC double-glazed window, central heating radiator, downlighting to the ceiling, and laminated wood flooring.

FAMILY BATHROOM

A luxurious white three-piece suite comprising a panelled bath with overhead mains-fed waterfall shower and separate shower attachment with glass screen, vanity wash hand basin, low-flush WC, mermaid-style splashbacks, modern heated towel rail, downlighting, and two rear-facing obscure UPVC double-glazed windows.

EXTERIOR

To the front of the property is an open-plan garden laid mainly to lawn, with an extensive paved driveway providing off-road parking and leading to the integral garage. Gated access leads to the rear of the property. There is a bin store located at the side of the property. The rear garden is enclosed and mainly laid to lawn with well-stocked borders, a decked patio seating area, bespoke garden shed, outside lighting, and an external water tap.

INTEGRAL GARAGE

Integral garage with up-and-over door, power and lighting.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

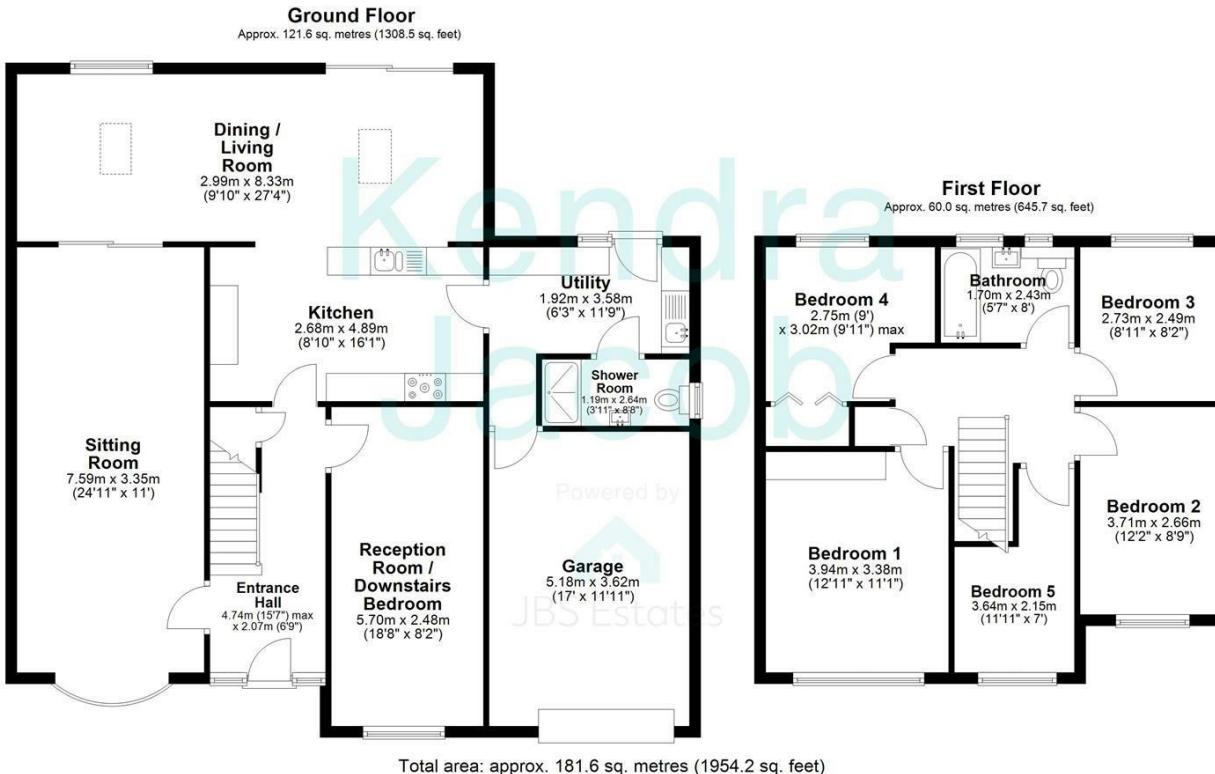
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1954.20 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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