



**Orchid Way, South Anston SHEFFIELD S25 5JA**

**welcome to**

**Orchid Way, South Anston SHEFFIELD**

JUST DROP YOUR BAGS OFF!! Modern FOUR bedroom DETACHED family home in the popular village of SOUTH ANSTON. Having AMPLE OFF ROAD PARKING and INTEGRAL GARAGE!! This is a must see!!





### **Entrance Hall**

Front facing double glazed composite door leading into inviting hallway having rear facing double glazed window and central heating radiator.

### **Cloakroom**

Low flush wc and pedestal wash hand basin. Tiled flooring, front facing double window and central heating radiator.

### **Lounge**

Spacious lounge having front facing double glazed window and central heating radiator.

### **Dining Room**

Having rear facing double glazed patio doors leading onto rear garden. Central heating radiator.

### **Kitchen**

Modern fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating inset sink and drainer. Integrated appliances include double electric oven, microwave in housing unit, fridge/freezer and dishwasher. Electric hob with cookerhood over. Breakfast bar area. Having tiled flooring, cupboard housing combi boiler, front facing double glazed window and central heating radiator.

### **Rear Porch**

Rear facing double glazed composite door leading into porch having tiled flooring, front facing double glazed window and central heating radiator.

### **Utility Room**

Worksurfaces incorporating stainless steel sink and drainer. Plumbing for washing machine, tiled flooring and central heating radiator.

### **Stairs And Landing**

Stairs rising to first floor accommodation having access to loft space, front facing double glazed window and central heating radiator.

### **Master Bedroom**

Spacious master bedroom with rear facing double glazed window and central heating radiator. Door leading to..

### **Ensuite**

Three piece suite comprising low flush WC, vanity wash hand basin and tiled in bath with shower from mixer tap over. Fully tiled walls and tiled flooring, front facing double glazed window and heated towel rail.

### **Bedroom Two**

Front facing double glazed window and central heating radiator.

### **Bedroom Three**

Rear facing double glazed window and central heating radiator.

### **Bedroom Four**

Having laminate flooring and built in cupboard perfect for storage. Rear facing double glazed window and central heating radiator.

### **Family Bathroom**

Three piece suite comprising low flush wc, vanity wash hand basin and walk in shower enclosure with rainfall shower. Fully tiled walls and tiled flooring. Heated towel rail.

### **Outside Space**

The property benefits from large driveway to the front allowing parking for several vehicles having pebbled borders and a range of bushes, plants and shrubs. To the rear is a laid to lawn garden with a further decked seating area perfect for garden furniture. A range of trees and bushes to the borders.

### **Integral Garage**

Integral garage having electric roller door, power and lighting. Above storage.



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## **Orchid Way, South Anston SHEFFIELD**

- FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- EPC RATING - D

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107640 - 0003

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