

38 Northwood Drive, Wadsley Park Village, Sheffield, S6 1RY
Offers In The Region Of £525,000

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Council Tax Band: E

A modern and larger than average four/five bedroom, four bathroom executive detached home, which is enviably situated on large plot with a cul-de-sac, overlooking woodlands on this popular estate. Perfect for families with space in mind, the property has been modernised by the current vendor and enjoys spacious accommodation throughout including a large side extension offering additional living which is perfect for teenagers/elderly relatives. Positioned within easy reach of woodland walks, a wealth of shops, cafes and amenities in Hillsborough and Oughtibridge, the Supertram route and regular bus routes giving easy access to the Universities and Hospitals, the property is also within the catchment of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, downstairs wc, lounge, dining room, sitting room, a spacious kitchen and utility room. A covered passageway leads to the second utility room and two rooms in the former garage area being used as craft room and storage room, however these could be used for a variety of purposes. To the first floor there is a wide landing area, master bedroom with en-suite, two further double bedrooms with access to the jack and jill shower room, a study room and family bathroom. A further landing leads to the extended living area which has an occasional lounge, double sized bedroom and a shower room. Outside, the property stands in prominent grounds with a double driveway and large lawn to the front, a landscaped garden with lawn and decking to the rear and an extended garden area to the side which could be used for a variety of purposes. With double glazing, gas central heating and solar panels fitted to the roof! A viewing is essential, contact Archers Estates to book your viewing! Freehold tenure, council tax band E.

Entrance Hallway

Accessed via a front facing composite door, this wide and inviting entrance hallway has engineered wood flooring, two radiators and a staircase rising to the first floor accommodation

Downstairs WC

Having a low flush wc and a pedestal wash basin. With a side facing upvc double glazed window, engineered wood flooring and a radiator.

Lounge

A spacious lounge which has a front facing upvc double glazed window, ample space for seating and a radiator.

Dining Room

Another spacious reception room, having two front facing upvc double glazed windows, a radiator and ample space for dining furniture.

Sitting Room

Perfect for use as the main lounge, having rear facing upvc double glazed french doors leading to the garden, a radiator and engineered wood flooring.

Breakfast Kitchen

Having modern style fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and induction hob with extractor above. There are integrated appliances including an electric oven, grill/microwave, fridge freezer and dishwasher. With a radiator, tiled splashbacks to the walls, tiled flooring and a rear facing upvc double glazed window. A door leads to the utility room.

Utility Room

Having fitted wall and base units with a laminated

worksurface incorporating a sink and drainer, space for a washing machine and tiled flooring. A side facing door leads to the covered passage/lobby area.

Covered Passage

Having a gate leading to the rear, a door to the second utility room and a front facing door leading to the outside.

Second Utility Room

Having fitted wall and base units, space for a dryer, space for a fridge freezer and laminate flooring. Doors lead to the craft and storage rooms.

Craft Room

Having a front facing upvc window and laminate flooring. With ample space for an office, craft area or even a gym.

Storage Room/Workshop

Another useful storage room, which could again be used for a variety of purposes. Having a front facing upvc double glazed window and upvc door leading to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area which is larger than average and has a side facing upvc double glazed window, wooden bannister rail and access to the loft space. Doors lead to all rooms on this floor.

Master Bedroom

A spacious double sized room which has two front facing upvc double glazed windows, fitted wardrobes and a radiator. A door leads to the en-suite shower room.

En-Suite Shower Room

A great addition, having a modern suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With a chrome towel radiator and tiling to the floor and walls.

Bedroom Two

A double sized room which has a rear facing upvc double glazed window, radiator and a door leading to the jack and jill shower room.

Jack and Jill Shower Room

Located between the second and third bedrooms, having a suite comprising of a shower enclosure, pedestal wash basin and a low flush wc. With a chrome radiator and vinyl flooring.

Bedroom Three

The third bedroom is a double sized room which has a rear facing upvc double glazed window, a radiator and a door leading to the jack and jill shower room.

Study

A useful room which has space for a desk or a cot. Having a side facing upvc double glazed window and a radiator.

Family Bathroom

A spacious bathroom which has a modern suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a side facing upvc double glazed window.

Second Landing Area

Connecting the main landing area to the extended living area, doors lead to the shower room and sitting room.

Shower Room

Having a suite comprising of a shower enclosure, a pedestal wash basin and a low flush wc. With a radiator and front facing upvc double glazed window.

Extended Sitting Room/Occasional Bedroom

Taking full advantage of the extension over the former garages, this spacious dual aspect living room could also be used as a bedroom and is perfect for teenagers or extended family. Having front and rear facing upvc double glazed windows bringing much light into the room, a radiator and two storage cupboards. A further door leads to the bedroom.

Bedroom Four

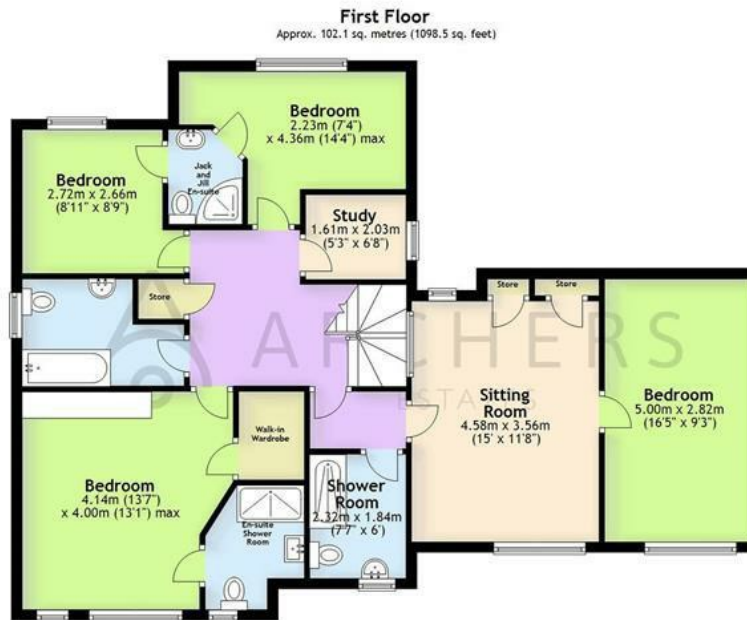
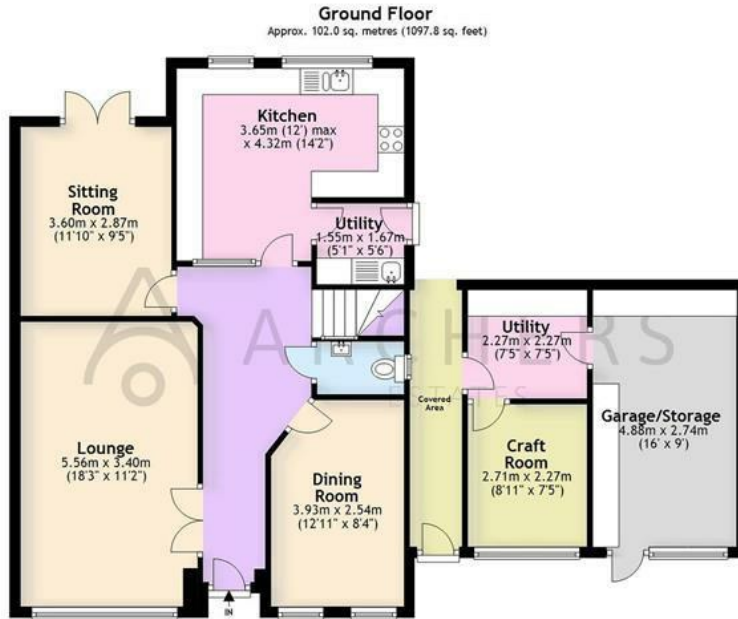
The fourth bedroom could again be used for a variety of purposes, having a front facing upvc double glazed window and a radiator.

Outside

To the front of the property there is a double driveway and large lawn which stretches to the side of the building with hedges and borders surrounding. To the rear there is a lovely raised decking area with trellis fencing, perfect for outside entertaining. Steps lead down to the lawn which has further borders and there is another lawn to the side of the building, with another garden area beyond this which could easily be used for a variety of reasons and enjoys views over the Beeley Wood nature trail.



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Total area: approx. 204.0 sq. metres (2196.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using PlanUp.

38 Northwood Drive, SHEFFIELD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(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	