



## 16 Orchard Croft | Wales | Sheffield | S26 5UA

£450,000

Bell & Co Estates are delighted to present this lovely FOUR Bedroom DETACHED HOME in the heart of Wales. In brief the property comprises of Porch area, Entrance Hallway with a DOWNSTAIRS WC, separate Lounge with feature GAS FIRE, further Reception Room, Dining Room with patio doors opening on to the garden, Snug, MODERN FAMILY Kitchen with integrated appliances, ISLAND and plenty of cupboard space and a Utility area which houses the boiler. Upstairs you will find the MASTER SUITE, complete with two sets of fitted wardrobes and an Ensuite with separate shower cubicle and corner bath. TWO REAR DOUBLE bedrooms and another front facing bedroom with ENSUITE shower room. The family bathroom comes complete with bath, shower, wash basin and WC. The loft space is partly boarded with electric and pull-down ladder for access. To the front of the property is a spacious driveway providing off road parking and gives access to the garage via an up and over door. To the rear of the property is a private enclosed garden with patio area.

- FOUR BEDROOM DETACHED FAMILY HOME
- Modern Throughout
- FOUR RECEPTION ROOMS
- Modern Kitchen with Island
- Master Bedroom With FITTED WARDROBES and En-Suite





GROUND FLOOR  
1098 sq.ft. (102.0 sq.m.) approx.

1ST FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)

03333 580590

16, Orchard Croft  
Wales  
SHEFFIELD  
S26 5UA

Energy rating

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Valid until  
**9 November 2023**

Certificate number  
**9014-2863-7692-9207-2055**

**Property type** Detached house

**Total floor area** 181 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements