Orchard House
1a Meetinghouse Croft, Woodhouse, Sheffield
A Four Bedroomed Family Residence
Welcome to Orchard House

A generously proportioned four bedroomed detached family home, offering spacious accommodation throughout.

The property has the benefit of a contemporary dining kitchen with quality appliances, spacious lounge, three double bedrooms and a family bathroom.

Situated with excellent access to the local amenities of Woodhouse including shops, restaurants and local schooling. The property is also well placed to take advantage of good public transport and being only a short drive to Sheffield, Rotherham, and the M1 Motorway network.

The property briefly comprises on the ground floor:

- Entrance hall, WC, office, dining kitchen, utility room and a lounge.

On the first floor:

- Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and the family bathroom.

Ground Floor

- A timber door with a double glazed panel and a matching obscured double glazed side panel opens to the:

  Entrance Hall

  Having wall mounted light points, central heating radiator with a decorative cover and timber flooring. Doors open to a WC, office, dining kitchen and lounge.

  WC

  Having a side facing timber double glazed obscured window, pendant light point, central heating radiator and timber flooring. There’s a suite, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps.

  Office

  9’11 x 7’8 (3.0m x 2.3m)

  A versatile room with rear and side facing timber double glazed windows, pendant light point, central heating radiator and having the provision for a wall mounted television with a TV/aerial point.

  Dining Kitchen

  17’6 x 16’10 (5.3m x 5.1m)

  Having rear and side facing timber double glazed windows, recessed lighting, central heating radiator, TV/aerial point and timber effect flooring.

  There’s a range of fitted base/wall and drawer units with matching quartz work surfaces, upstands and a Belfast style sink with a mixer tap.

  Appliances include an AEG four-ring induction hob with an extractor hood, two AEG fan assisted ovens, integrated Bosch microwave, integrated AEG dishwasher and an integrated wine cooler. There’s also a central island with a quartz work surface, which extends to provide breakfast seating for several chairs. Double UPVC doors with double glazed panels open to the rear garden.

  Utility Room

  Having a rear facing timber double glazed window, pendant light point, central heating radiator, timber effect flooring, space for a free standing fridge/freezer and housing the Worcester boiler. There’s a range of fitted base units with a matching timber effect work surface and having space and plumbing for an automatic washing machine and a tumble dryer. A timber door with a double glazed panel opens to the rear of the property.

  From the entrance hall, double timber doors with double glazed panels open to the:

  Lounge

  17’7 x 11’10 (5.4m x 3.6m)

  A spacious lounge with side facing timber double glazed windows, pendant light points, central heating radiator, TV/aerial point and timber effect flooring. The focal point of the room is the coal effect gas fire with a granite mantel, surround and hearth.
The Heart of the Home is this Superb Breakfast Kitchen
Dining Kitchen
17'6 x 16'10 (5.3m x 5.1m)
Having rear and side facing timber double glazed windows, recessed lighting, central heating radiator, TV/aerial point and timber effect flooring. There’s a range of fitted base/wall and drawer units with matching quartz work surfaces, upstands and a Belfast style sink with a mixer tap. Appliances include an AEG four-ring induction hob with an extractor hood, two AEG fan assisted ovens, integrated Bosch microwave, integrated AEG dishwasher and an integrated wine cooler. There’s also a central island with a quartz work surface, which extends to provide breakfast seating for several chairs. Double UPVC doors with double glazed panels open to the rear garden.

A Light & Spacious Contemporary Kitchen
Lounge
17'7 x 11'10 (5.4m x 3.6m)
A spacious lounge with side facing timber double glazed windows, pendant light points, central heating radiator, TV aerial point and timber effect flooring. The focal point of the room is the coal effect gas fire with a granite mantel, surround and hearth.
Office
9'11 x 7'8 (3.0m x 2.3m)
A versatile room with rear and side facing timber double-glazed windows, pendant light point, central heating radiator and having the provision for a wall mounted television with a TV/aerial point.

Entrance Hall
Having wall mounted light points, central heating radiator with a decorative cover and timber flooring. Doors open to a WC, office, dining kitchen and lounge.

WC
Having a side facing timber double-glazed obscured window, pendant light point, central heating radiator and timber flooring. There’s a suite, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps.
Offering Spacious Family Accommodation Throughout

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing
Having a side facing timber double glazed window, pendant light point, central heating radiator and access can be gained to a useful loft space. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and the family bathroom.

Master Bedroom
15’1 x 9’10 (4.6m x 3.0m)
A good sized double bedroom with a front facing timber double glazed window, pendant light point, central heating radiator and a TV/aerial point.

A timber door opens to the:

Master En-Suite
Having recessed lighting, extractor fan and a central heating radiator. There’s a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and tiled splash back. To one corner, there’s a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2
11’10 x 9’6 (3.6m x 2.9m)
Having a side facing timber double glazed window, pendant light point and a central heating radiator.

Bedroom 3
10’2 x 9’5 (3.1m x 2.9m)
Having a Velux roof window, pendant light point, central heating radiator with a decorative cover and a TV/aerial point. There’s a useful storage cupboard with short hanging and shelving and another cupboard housing a hot water cylinder.

Bedroom 4
11’10 x 7’3 (3.6m x 2.2m)
Having a side facing timber double glazed window, pendant light point and a central heating radiator. There’s a range of fitted furniture to one wall, incorporating long hanging and shelving.

Family Bathroom
Having a Velux roof window, recessed lighting, extractor fan, central heating radiator and tiled flooring. There’s a suite in white, which comprises of a panelled Whirlpool bath with a chrome mixer tap, a low-level WC, pedestal wash hand basin with a chrome mixer tap and tiled splash backs. To one corner, there’s a separate shower enclosure with a fitted shower and a glazed door/screen.

Exterior and Gardens
Orchard House is set back from Meetinghouse Croft and a block-paved effect driveway provides parking for several vehicles and gives access to the front of the property and to a detached single garage.

Detached Single Garage
19’ x 9’6 (5.8m x 2.9m)
Having timber garage doors, light/power and a loft hatch.

Timber gates open to both sides of the property. To one side of the property, there’s a garden being mainly laid to lawn with mature shrub borders and a block paved effect seating terrace where access can be gained to the dining kitchen. To the other side, a block paved path gives access to the rear.

To the rear of the property, a block paved effect path with a lawned border and water tap gives access to the utility room.
Master Bedroom
15'1" x 9'10" (4.6m x 3.0m)
A good sized double bedroom with a front facing timber double glazed window, pendant light point, central heating radiator and a TV/aerial point.

A Generously Proportioned Master Bedroom Suite
Bedroom 2
11’10 x 9’6 (3.6m x 2.9m)
Having a side facing timber double glazed window, pendant light point and a central heating radiator.

Bedroom 3
10’2 x 9’5 (3.1m x 2.9m)
Having a Velux roof window, pendant light point, central heating radiator with a decorative cover and a TV/aerial point. There’s a useful storage cupboard with short hanging and shelving and another cupboard housing a hot water cylinder.
Family Bathroom
Having a Velux roof window, recessed lighting, extractor fan, central heating radiator and tiled flooring. There’s a suite in white, which comprises of a panelled Whirlpool bath with a chrome mixer tap, a low-level WC, pedestal wash hand basin with a chrome mixer tap and tiled splash backs. To one corner, there’s a separate shower enclosure with a fitted shower and a glazed doorscreen.
Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.
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To the rear of the property, a block-paved effect path with a lawned border and water tap gives access to the utility room.
Orchard House
1a Meetinghouse Croft, Woodhouse,
Sheffield, South Yorkshire, S13 7PF
Offers in the Region of: £375,000