



Worrall Road  
Wadsley, Sheffield, S6 4BD

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### Entrance Hallway

Approached through front facing upvc double glazed French doors. This most inviting entrance hallway has beautiful parquet flooring, recessed lighting to the ceiling, a double banked central heating radiator and a staircase rising to the first floor accommodation having a useful under stairs cupboard. Doors lead to ground floor rooms.

### Lounge 15' 8" x 14' 8" (4.77m x 4.47m)

A beautifully appointed and well presented reception room having a front facing upvc double glazed window, beautiful parquet flooring, coving to the ceiling, a central heating radiator and the focal point of the room is the multi fuel stove with a decorative tiled surround. Doors lead through into the conservatory.

### Family room/Conservatory 23' 9" x 14' 6" (7.23m x 4.42m)

A most stunning family room and conservatory having upvc double glazed windows over looking the gardens and upvc double glazed French doors leading into the garden. There are two designer radiators, an air conditioning and heating unit as well as a porcelain tiled finish to the floor. This fantastic room is on two levels creating defined areas for living and dining as well as entertaining. The room narrows to 9'1.

### Dining Kitchen 11' 8" x 11' 8" (3.55m x 3.55m)

Fitted and equipped with a good range of wall and base units having drawers beneath work surface areas incorporating a 1 1/2 bowl sink unit with drainer and mixer tap beneath a side facing upvc double glazed window. Having a decorative tiled splash back, Karndeian flooring extends throughout the room while there is space for a fridge freezer, space for a stove and plumbing for a dish washer. There is a double banked central heating radiator, sufficient space for a dining table, a front facing upvc double glazed window takes advantage of far reaching views and a door leads through into the utility room.

### Utility Room 8' 2" x 6' 5" (2.49m x 1.95m)

Having a Belfast sink unit beneath a side facing upvc double glazed window with a side facing upvc double glazed entrance door opening onto the side pathway. There is plumbing for an automatic washing machine, a wall mounted gas central heating boiler, recessed lighting to the ceiling, a central heating radiator, Karndeian flooring and a rear facing upvc double glazed window over looking the garden.

### Half Landing

### Family Bathroom/WC 8' 2" x 7' 9" (2.49m x 2.36m)

Beautifully presented comprising a suite of a jacuzzi bath with mixer tap, a pedestal wash basin and a low flush w.c. There is a separate shower enclosure with a chrome shower, tiling to the walls, recessed lighting to the ceiling and a chrome heated towel radiator. Karndeian flooring extends throughout the room with feature mood lighting and there are two rear facing upvc double glazed windows.

### Bedroom Three 13' 7" x 11' 8" (4.14m x 3.55m)

A good sized ground floor bathroom having a rear facing upvc double glazed window over looking the garden, a double banked central heating radiator, recessed lighting to the ceiling and Karndeian flooring extending throughout the room.

### First Floor Landing

Having a front facing upvc double glazed window, a spindled banister, recessed lighting to the ceiling and doors lead to both first floor bedrooms.

### Master Bedroom 15' 7" x 9' 9" (4.75m x 2.97m)

A fabulous master bedroom having a side facing upvc double glazed window, a central heating, recessed lighting to the ceiling and a useful storage cupboard. A door leads through into the en-suite shower room.



### **En-Suite Shower Room/WC** 15' 6" x 9' 2" (4.72m x 2.79m)

Without a doubt having the wow factor featuring a fabulous shower enclosure with a jet spray shower incorporating a steam room and sauna. There is a wash basin with mixer tap and a close coupled w.c. There are two tilt and turn double glazed velux windows, a designer radiator, useful eaves storage cupboards and built in drawers as well as a further built in wardrobe. Karndean flooring extends throughout the room.

### **Bedroom Two** 11' 8" x 8' 7" (3.55m x 2.61m)

A further good sized bedroom having a side facing upvc double glazed window, a central heating radiator, recessed lighting to the ceiling, eaves storage and bamboo flooring extends throughout the room.

### **Outside**

The property stands within good sized gardens, having a pathway leading through the planted front garden and a further pathway and steps leading to the side of the home and also leads to the detached adjoining annexe with beautiful views over Sheffield. To the rear of the home is a lawned garden, patio area's and further decked area with steps and a pathway Also having a further decked area to the front of the annex with plants and shrubbery.

### **One Bedroom Detached Annexe**

Having an EPC rating of D.

### **Lounge/Dining Room/Kitchen** 16' 2" x 12' 6" (4.92m x 3.81m)

Approached through a side facing upvc double glazed entrance door. This very well presented living, dining and fitted kitchen has front facing upvc double glazed French doors opening onto and leading to the front terrace area where fabulous views are gained out over Wadsley and beyond. There is laminate flooring throughout the room, two electric wall mounted heaters, recessed lighting to the ceiling and a high level window providing further natural light. Within the kitchen preparation area is a high quality range of wall and base units having granite work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap. Having integrated appliances consisting of a fridge freezer, an electric oven, a microwave and a ceramic hob with an extractor hood above. A door leads through into the master bedroom.

### **Master Bedroom** 10' 9" x 10' 0" (3.27m x 3.05m)

This well presented double bedroom has a side facing upvc double glazed window, a designer radiator and recessed lighting to the ceiling. There is a useful storage cupboard 4'8 x 2'2 and a door leads through into the en-suite shower room.

### **En- Suite Shower Room/WC** 7' 3" x 4' 0" (2.21m x 1.22m)

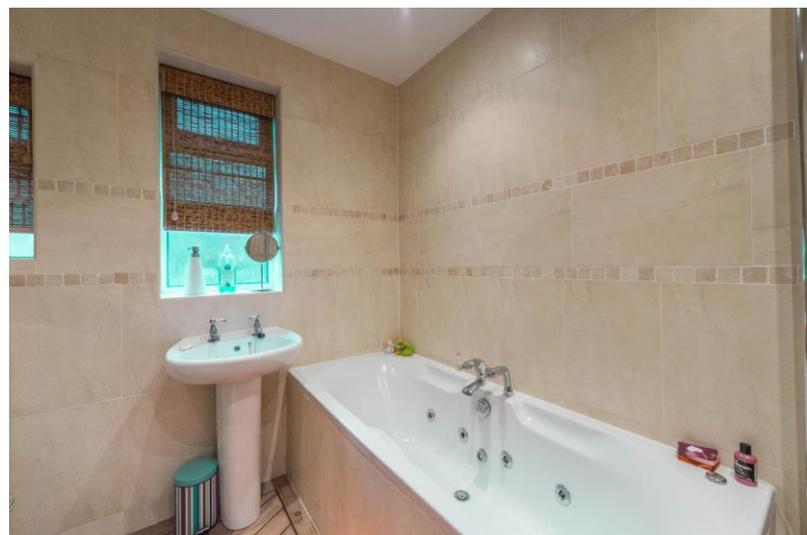
Very well presented comprising a suite of a shower enclosure with an electric shower, a wash basin with mixer tap and a duo flush w.c. There is tiling to the walls, Karndean flooring, recessed lighting to the ceiling, a wall mounted electric heater and a side facing upvc double glazed window.

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### **Detached Garage** 23' 1" x 16' 3" (7.03m x 4.95m)

A very good sized garage located beneath the detached annexe having an electric door and power and light. The garage is of a very good size and subject to the usual planning and building consents is ideal for conversion.







- Entrance Hallway
- Lounge - 15'8" x 14' 8"
- Conservatory - 23' 9" x 14' 6"
- Dining Room - 11' 8" x 11' 8"
- Utility Room - 8' 2" x 6' 5"
- Half Landing
- Family Bathroom - 8' 2" x 7' 9"
- Bedroom Three - 13' 7" x 11' 8"

- First Floor Landing
- Master Bedroom - 15' 7" x 9' 9"
- En-Suite - 15' 6" x 9' 2"
- Bedroom Two - 11' 8" x 8' 7"
- Outside
- One Bedroom Detached Annexe
- Lounge/Kitchen/Diner - 16' 2" x 12' 6"
- Master Bedroom - 10' 9" x 10' 0"

- En-Suite - 7' 3" x 4' 0"
- Outside
- Detached Garage - 23' 1" x 16' 3"

### Why you'll love it....

The beautifully presented, family space on offer throughout this stunning home.



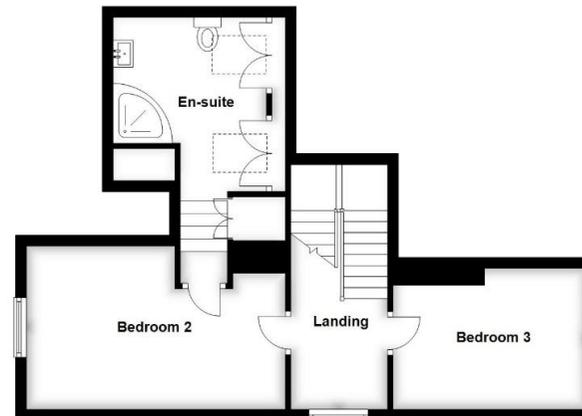
**Ground Floor**  
Approx. 129.9 sq. metres (1398.1 sq. feet)



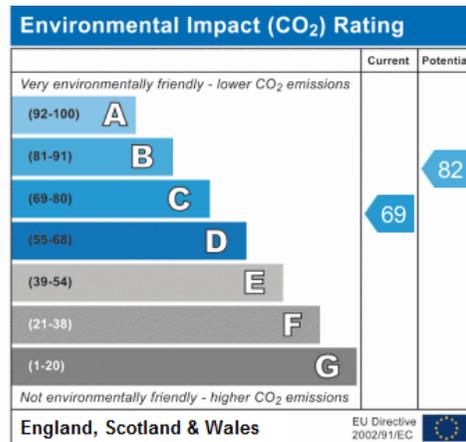
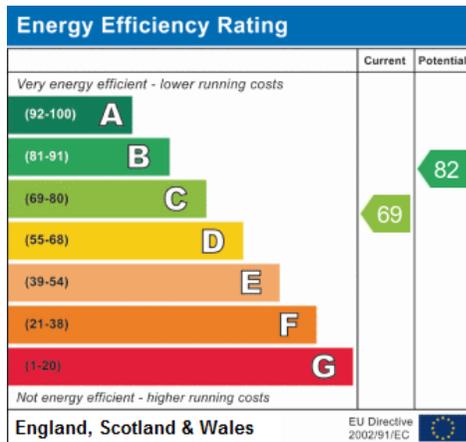
**Annex**  
Approx. 34.3 sq. metres (369.1 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 208.6 sq. metres (2244.9 sq. feet)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.