



Northwood Drive, Wadsley Park Village, S6

Offers Around £695,000

- Six-bedroom detached home, 4,200+ sq ft.
- Versatile games room with annexe potential.
- Double garage plus driveway parking.
- Open-plan kitchen, dining & orangery.
- Master suite with dressing room & en suite.
- High-spec finish throughout.
- Five bathrooms incl. en suites & family bathroom.
- South-west garden with decking & fireplace.
- Council tax band F - £3,618.79 - Freehold.

Northwood Drive, Wadsley Park Village, S6

Truly Stunning Six-Bedroom Executive Home on a Private Corner Plot

A rare opportunity to acquire an exceptional six-bedroom executive home occupying a private corner plot with beautiful views over woodland and open fields within this sought-after development.

Immaculately presented throughout, the property boasts bespoke joinery, a grand entrance hallway, formal dining room, breathtaking orangery, contemporary breakfast kitchen and stylish lounge with media wall. A versatile games room with WC, hidden patio access and potential for conversion into a self-contained annexe further enhances the accommodation.

The first floor features a luxurious principal bedroom with en-suite, five further generous bedrooms, two sharing a Jack-and-Jill en-suite, and a stunning family bathroom with oversized bath and separate double shower.

Outside, a double garage and block-paved driveway provide ample parking. The beautifully landscaped rear garden is designed for entertaining, with extensive composite decking, multiple seating and dining areas, a summer house gym, and a private decked terrace with outdoor log burner accessed from the games room.

An outstanding family home offering luxury, space and versatility in an enviable setting.



Council Tax Band: F



ENTRANCE HALLWAY

Welcoming you into this stunning home is an impressive, spacious entrance hallway that immediately sets the tone for the exceptional accommodation throughout. A beautiful feature bay window, complete with fitted shutters and a deep window seat with useful storage beneath, creates an elegant focal point. The ground floor is finished with high-quality designer Amtico flooring, while a striking wooden staircase with glazed side panels and integrated spotlighting within the risers adds a contemporary touch. Additional recessed ceiling spotlights enhance the bright, welcoming atmosphere, complemented by a central heating radiator. Doors lead seamlessly to the principal ground floor reception rooms.

LOUNGE

Located to the front of the property, the stylishly presented lounge offers an elegant and comfortable living space. A bespoke media wall incorporating a feature fireplace and illuminated display recesses provides a striking focal point, while designer Amtico flooring continues seamlessly from the entrance hallway. The room is enhanced by a central ceiling light point, recessed ceiling spotlights, a central heating radiator, and a beautiful bay window to the front elevation fitted with stylish shutters.

DINING ROOM

Accessed via double doors from the entrance hallway, the elegant dining area provides an ideal space for both formal entertaining and family dining. Finished with designer Amtico flooring and benefitting from underfloor heating, the room features a charming fireplace as its focal point, complemented by two ceiling light points and two central heating radiators with decorative covers. A window to the side elevation allows for plenty of natural light, while an open archway leads seamlessly through to the impressive orangery sitting room, creating a wonderful flow for modern living.

ORANGERY

The superb orangery is a truly outstanding addition to the home, offering an exceptional space in which to relax and entertain. Among its many impressive features are electrically operated thermal blinds, providing year-round comfort by helping to retain warmth during the winter months and keeping the room cool in the summer. Bi-folding doors open seamlessly onto the rear garden, creating the perfect indoor-outdoor living experience. Finished with designer Amtico flooring and benefitting from underfloor heating, the room is further enhanced by a striking apex roof lantern, a feature central ceiling light point, recessed ceiling spotlights, and an open aspect leading through to the breakfast kitchen, ensuring an effortless flow between the principal living spaces.

BREAKFAST KITCHEN

The heart of the home, the impressive breakfast dining kitchen, offers a superb blend of style, functionality and modern family living. A stunning central marble quartz-topped island with integrated seating provides a wonderful focal point, complemented by matt black base units offering excellent storage, a built-in wine cooler, and feature lighting above and beneath the end display recess.

The kitchen is beautifully appointed with a sophisticated combination of walnut-effect wall cabinetry, matt black base units, marble quartz and solid wood work surfaces. Brickwork-style splashbacks add character, while an electric rain-sensitive roof lantern automatically closes during wet weather, allowing natural light to flow the space throughout the year.

Finished with designer Amtico flooring and enhanced by recessed ceiling spotlights and a central heating radiator, the room also benefits from a dedicated recess for an American-style fridge freezer with open wine storage above. Integrated Neff appliances include two Slide & Hide ovens, microwave, coffee machine, dishwasher, and a five-ring induction hob with extractor above. A stylish one-and-a-half bowl black sink and drainer sits beneath a window overlooking the rear garden, complete with an instant boiling water Quooker tap. A solid door provides access to the utility room.

UTILITY ROOM

The utility room continues the stylish design theme of the kitchen, featuring matching matt black wall and base units, complemented by solid wood worktops and matching returns. Finished with designer Amtico flooring, the room benefits from a central heating radiator, ceiling light point and extractor fan. Practical features include space and plumbing for a washing machine, brickwork-style splashbacks, and a sleek black single sink with mixer tap.

DOWNSTAIRS CLOAKROOM WC

Fitted with a contemporary wash hand basin set into a vanity storage unit, low-level WC, vertical heated towel rail, extractor fan, recessed ceiling spotlights, and attractive Amtico flooring.

SUPERB GAMES ROOM

Running from the front to the rear of the property, this versatile and impressive room is currently utilised as an exceptional games room, offering a wealth of space and flexibility. With the potential, subject to some alterations, to create a superb independent living area for a dependant relative, the room benefits from a private walk-in storage area, its own WC cloakroom, and hidden double doors opening onto the rear garden and a secluded side return patio seating area.

The room is finished with designer Amtico flooring and features a full-size Geordie pool table with an additional table tennis top, positioned beneath feature lighting. A dedicated seating area provides the perfect space for entertaining, playing cards and games, or simply relaxing, with further feature lighting points enhancing the space. A beautiful front-facing bay window with fitted shutters allows natural light to flow in, while a stylish panelled media wall, two central heating radiators with decorative covers, and solid doors leading to the walk-in storage area and WC complete this outstanding and adaptable room.

GAMES ROOM WC CLOAKROOM

The WC cloakroom is finished to a high standard and includes an obscure double-glazed window to the side elevation, a contemporary slimline wash basin with vanity storage beneath, and a WC. Further features include recessed ceiling spotlights, extractor fan, vertical heated towel rail, and designer Amtico flooring, continuing the quality finish found throughout the home.

STAIRS RISING TO THE FIRST FLOOR

MASTER BEDROOM

The impressive master bedroom is a generously proportioned and beautifully presented retreat, comfortably accommodating a super king-size bed. Finished with soft carpet flooring, the room enjoys an abundance of natural light from a feature bay window and additional side elevation window, both fitted with elegant curtains and blackout blinds. Further benefits include a ceiling light point, two central heating radiators, and built-in mirrored door wardrobes providing excellent storage. A door leads through to a useful walk-in dressing room, featuring recessed ceiling spotlights and offering additional storage space. The private en suite shower room completes this superb principal bedroom suite.

EN SUITE WETROOM

The luxurious en suite shower room is beautifully appointed, featuring a walk-in shower enclosure with both rainhead and handheld shower attachments, complemented by a sleek glazed panel enclosure. The room is finished with stylish wet room flooring and fully tiled walls, creating a contemporary and practical space. Further features include a WC, floating wash basin with integrated drawer storage, vertical heated towel rail, extractor fan, and recessed ceiling spotlights.

BEDROOM TWO

Bedroom two is a well-appointed double bedroom featuring a stylish panelled feature wall and excellent storage with mirrored door wardrobe. storage The room benefits from two windows allowing plenty of natural light, soft carpet flooring, a ceiling light point, and a central heating radiator. A door leads through to the private en suite shower room.

EN SUITE

The en suite shower room is stylishly appointed and features an obscure glazed window to the side elevation, a contemporary corner shower enclosure, WC, and wash basin with vanity unit providing useful storage. Finished with tiled flooring and half-tiled walls, the room benefits from recessed ceiling spotlights, extractor fan, and a vertical heated towel rail, creating a practical and modern private facility.

BEDROOM THREE

Bedroom three is a well-presented room featuring fitted wardrobe storage, soft carpet flooring, and a ceiling light point. The window to the rear elevation provides pleasant views and allows natural light to fill the space, creating a bright and comfortable bedroom.

WALK IN DRESSING ROOM

Conveniently located between Bedrooms Three and Four, this versatile dressing room features two walls of mirrored fitted wardrobes providing excellent storage, a window overlooking the rear elevation, recessed ceiling spotlights, a central heating radiator, and carpet flooring.

BEDROOM FOUR / OFFICE

Bedroom four is currently utilised as a stylish and practical home office, offering a versatile space with fitted desk and storage solutions. Finished with soft carpet flooring, the room benefits from a ceiling light point, central heating radiator, and a window providing stunning views over the rear garden and the countryside beyond, creating a peaceful and inspiring working environment.

BEDROOM FIVE

Double bedroom five is a well-proportioned room featuring fitted wardrobe storage, soft carpet flooring, a ceiling light point, and a central heating radiator. A window to the front elevation provides natural light, while this bedroom benefits from access to the shared Jack and Jill en suite shower room, also serving bedroom six.

JACK AND JILL EN SUITE

The Jack and Jill en suite shower room is conveniently shared by bedrooms five and six and offers a stylish, practical space. The room features a good-sized shower enclosure, WC, and wash basin set into a contemporary vanity storage unit. Finished with tiled walls and flooring, further benefits include an extractor fan and vertical heated towel rail.

BEDROOM SIX

Bedroom six is a further spacious double bedroom featuring soft carpet flooring, a ceiling light point, and a central heating radiator. A window to the rear elevation provides lovely views and allows natural light to enhance the room. The bedroom also benefits from access to the shared Jack and Jill en suite shower room, serving both bedrooms five and six.

FAMILY BATHROOM

The luxurious family bathroom is beautifully appointed and offers a superb contemporary finish. The room features a stylish double-ended bath, with both ends gently sloped to provide a comfortable bathing position from either direction, alongside a generous double-width shower enclosure. A sleek floating wash basin with

vanity drawer storage, WC, and vertical heated towel rail complete the suite.

Finished with fully tiled walls and flooring, the bathroom benefits from recessed ceiling spotlights, an extractor fan, and an integrated ceiling speaker system, creating a relaxing and modern space. An obscure glazed window to the side elevation provides natural light while maintaining privacy.

STAIRS & LANDING

The impressive landing area features a contemporary panelled feature wall running alongside the staircase, adding a stylish architectural detail to the space. The staircase itself is beautifully finished with oak wood and glazed panelled balustrading, creating a modern and elegant focal point.

The landing benefits from a ceiling light point, recessed ceiling spotlights, a central heating radiator, loft hatch access, and doors leading to all first-floor rooms.

DOUBLE GARAGE

The property further benefits from a substantial detached double garage, fitted with electrically operated remote-controlled doors that can also be conveniently opened from within the main house. Equipped with power and lighting, the garage provides excellent secure parking, together with useful storage areas, making it an ideal space for vehicles, hobbies, or additional household storage.

FRONT GARDEN AND DRIVE

To the front of the property, a block-paved driveway provides off-road parking for up to three vehicles and incorporates a discreetly screened, gated bin store. The attractive front garden is mainly laid to lawn with well-stocked mature planting, enhancing the property's kerb appeal, while gated side access leads through to the rear garden.

SUMMER HOUSE

A superb and highly adaptable garden room, currently utilised as a gym and TV room, offering a versatile space to suit a variety of lifestyles. Beautifully finished, the room features a stylish panelled media wall, engineered wood flooring, recessed ceiling spotlights, and double doors providing easy access. Two walls of glazing create an abundance of natural light while offering wonderful views over the garden, with power and lighting making this an ideal space for a home office, studio, gym, or relaxation room.

REAR GARDEN

The beautifully landscaped rear garden has been thoughtfully designed to provide an exceptional outdoor living and entertaining space. Enjoying a desirable south-west facing aspect, this private sun trap features an extensive area of low-maintenance composite decking, creating a variety of zones for al fresco dining, relaxing and lounging.

The garden is enhanced by feature outdoor lighting, an eye-catching artificial green wall, mature planting, slate beds, a generous lawn, and outdoor power sockets and a water tap. Offering an excellent degree of privacy, it provides the perfect setting for both family life and entertaining.

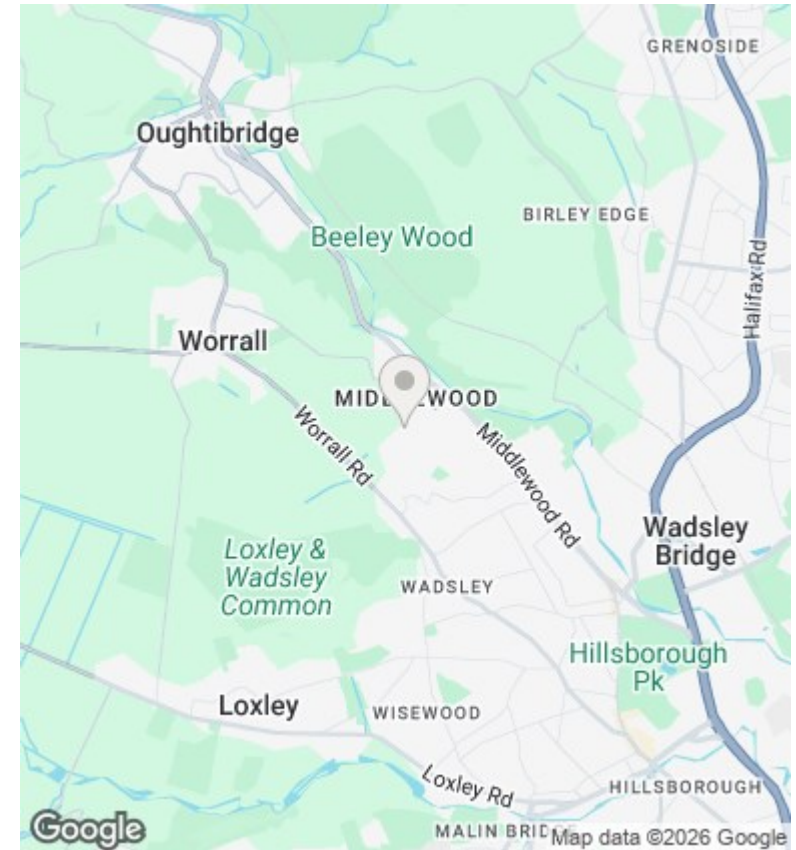
Tucked away to the side of the property is a delightful secluded patio, beautifully complemented by a stunning mature wisteria and accessed directly via double doors from the games room. This charming space also features a wooden decked seating area, an outdoor log-burning fireplace with chimney, and a dedicated log store, creating a cosy retreat to enjoy throughout the seasons.

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Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	