Saxton Mee

Church Street Oughtibridge Sheffield S35 0FW
Offers In The Region Of £499,950

St Luke's
Sheffield's Hospice

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* FREEHOLD * NO CHAIN * An impressive and well presented four double bedroom, three bathroom detached family home, substantially extended to provide generous accommodation arranged over three floors. The property enjoys an attractive rear outlook over Coumes Brook and adjoining woodland, creating a particularly pleasant setting. Further benefits include a block-paved driveway providing ample off-road parking, solar panels, uPVC double glazing, and an air source heat pump.

The ground floor is approached via a welcoming entrance hall, leading through to a dining room with useful understairs storage. A particular highlight is the superb lounge, featuring oak flooring and uPVC French doors opening onto a Juliet balcony, from where the attractive rear outlook can be enjoyed. The well-appointed kitchen features LVT flooring and a range of fitted units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a double electric oven, microwave, five-ring hob with extractor above, wine fridge and dishwasher. A separate utility room provides housing and plumbing for a washing machine and tumble dryer.

The lower ground floor offers an exceptionally spacious and versatile family/multi-purpose room, complete with underfloor heating and uPVC French doors opening directly onto the rear. This level also benefits from an entrance hall/cloakroom/useful store room, making it ideal for a variety of uses.

To the first floor are four double bedrooms together with the family bathroom. The principal bedroom benefits from fitted wardrobes and its own en suite shower room. Double bedrooms two and four share access to a convenient Jack and Jill en suite, with bedroom four enjoying a pleasant position overlooking the rear. The family bathroom is fitted with a contemporary four-piece suite, including a separate walk-in shower.

Pull-down loft ladders provide access to a fully boarded loft space. Full size cupboard over the stairs.

- IMPRESSIVE EXTENDED DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS INCLUDING TWO EN SUITES
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- SUPERB LOUNGE WITH JULIET BALCONY
- LARGE VERSATILE FAMILY/MULTI-PURPOSE ROOM
- WELL-APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- BLOCK-PAVED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- AIR SOURCE HEAT PUMP
- ATTRACTIVE OUTLOOK OVER COUMES BROOK AND WOODLAND

OUTSIDE
To the front of the property is an attractive block-paved driveway providing off-road parking, complemented by a garden area. Shared access leads to the rear, where there is an Indian stone-paved patio providing an ideal space for outdoor seating and entertaining. Beyond the patio is a fully enclosed, low-maintenance garden featuring an AstroTurf area.

LOCATION
Oughtibridge is a highly regarded village on the north-western edge of Sheffield, combining an attractive semi-rural setting with convenient access to the city and surrounding countryside. Set within the picturesque Don Valley and close to the Peak District, the village offers an excellent balance of rural charm and everyday convenience. Oughtibridge has a welcoming community feel, with a range of local shops, cafés, pubs and amenities, while nearby Hillsborough and Sheffield provide a wider choice of shopping, leisure and entertainment. The area is particularly popular with families and those seeking access to green open spaces, with scenic riverside walks, woodland and countryside all within easy reach. Local schooling and good transport connections further enhance the village's appeal, with road links providing convenient access to Sheffield city centre and the wider motorway network. Offering village living without feeling remote, Oughtibridge and the wider S35 area provide an appealing setting for buyers looking for space, countryside and connectivity.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: E
21 solar panels which generate approximately £2,400 per annum

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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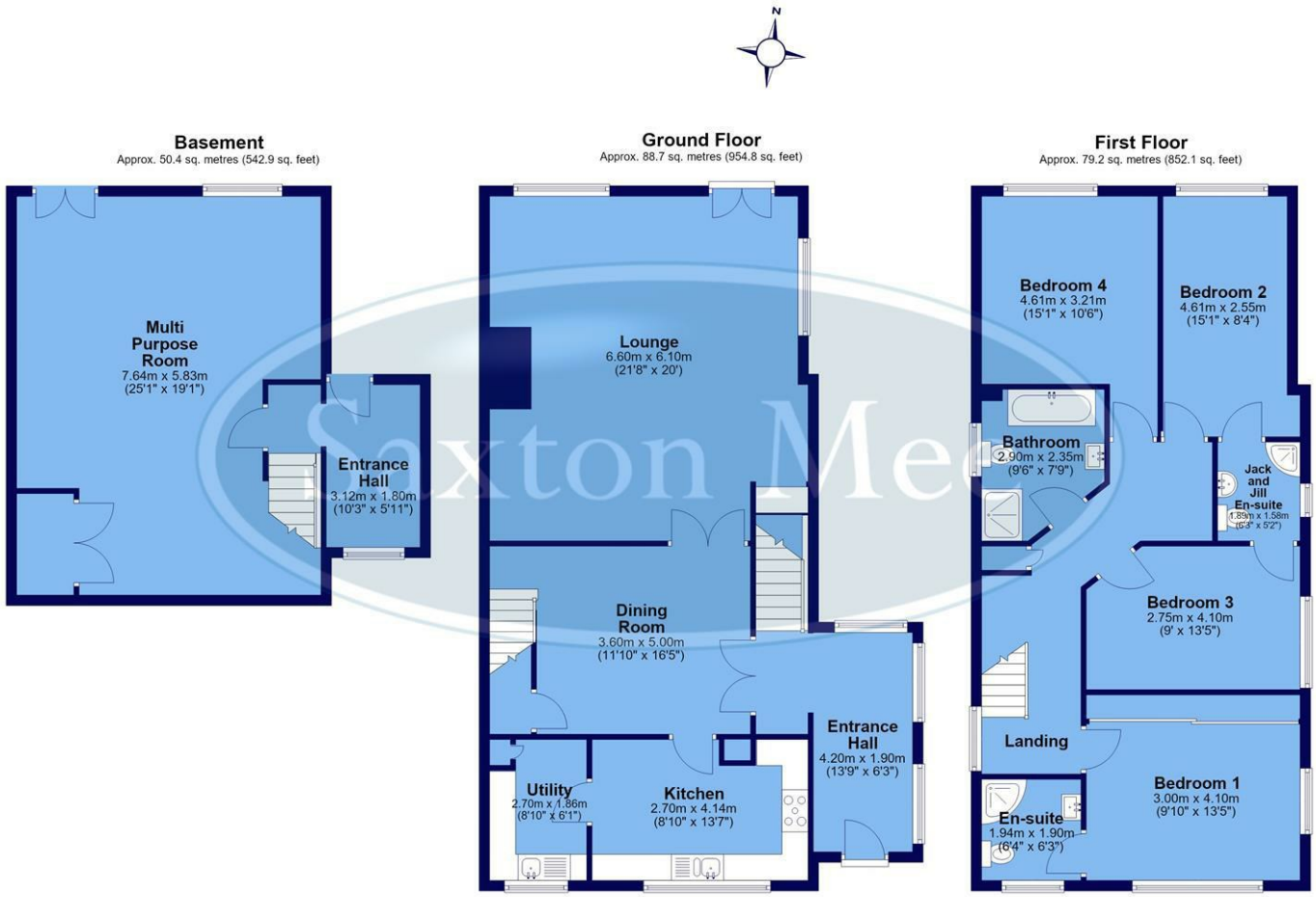

Total area: approx. 218.3 sq. metres (2349.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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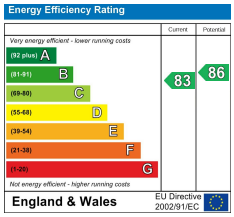

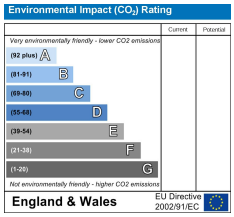

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