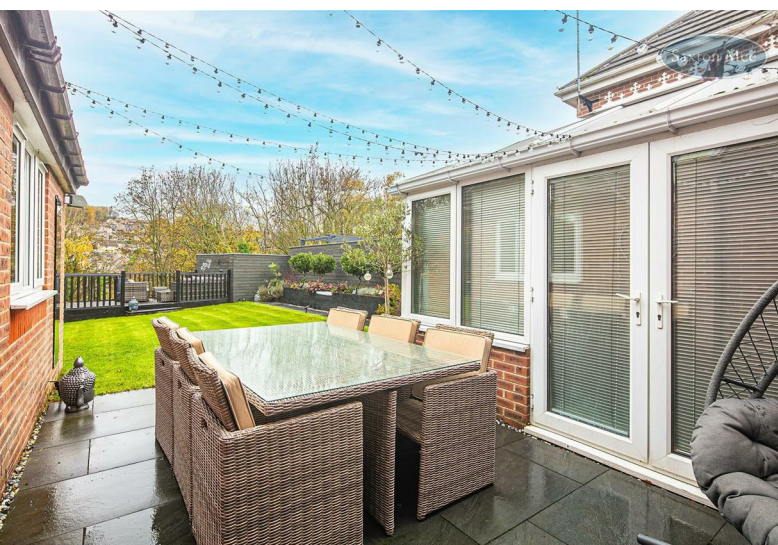




Clough Grove Oughtibridge Sheffield S35 0JX
Guide Price £600,000

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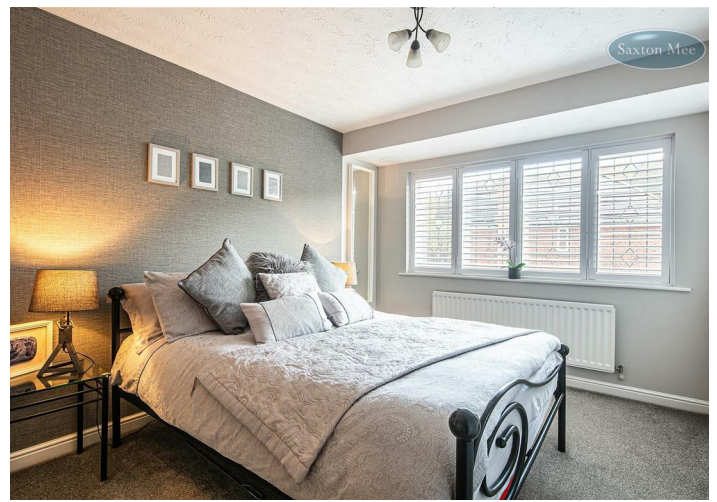
GUIDE PRICE £600,000-£625,000 ** FREEHOLD ** WEST FACING REAR GARDEN ** Viewing is essential to appreciate the accommodation on offer of this largely extended, four double bedroom, three bathroom detached property which is situated on this extremely popular residential estate. The property enjoys a lovely rear garden and benefits from a double-width driveway, integral garage, internal oak doors, bespoke shutters to the front windows, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard/cloakroom and a downstairs W.C. Access into the lounge and the kitchen/diner. The focal point of the lounge is the media wall with modern electric fire. The hub of this home is the open plan kitchen/diner which has a range of units with contrasting Quartz worktops. Integrated appliances include a larger fridge and freezer, dishwasher, double electric oven, five ring hob with extractor above. The kitchen flows into a multi-purpose room perfect for entertaining. There is a skylight and a rear uPVC entrance door. From the kitchen, sliding doors open into the extended garden room which has uPVC doors onto the rear garden. From the kitchen, there is access into the integral garage with an electric door, shelving as well as housing and plumbing for a washing machine, tumble dryer and the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with has three skylights letting in natural light and access into the loft space, the four double bedrooms and the family bathroom. The principal bedroom has an en suite shower room. Bedroom two has a vaulted ceiling and en suite shower room. Bedroom three has fitted wardrobes. Bedroom four has two rear facing windows. The bathroom has a three piece suite including bath with overhead shower and a cupboard with fitted shelving.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- FOUR BEDROOMS & THREE BATH/SOWER ROOMS
- LARGELY EXTENDED ACCOMMODATION
- WEST FACING REAR GARDEN
- LOUNGE
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- GARDEN ROOM
- DOUBLE-WIDTH DRIVEWAY & INTEGRAL GARAGE
- POPULAR RESIDENTIAL ESTATE





OUTSIDE

To the front is a lawned garden. A double-width block paved driveway leads to the integral garage. Access down the side of the property leads to the rear garden which includes a patio, lawn, wooden decked terrace and a row of planted shrubs.

LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Oughtibridge Park, beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

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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