

Saxton Mee

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Whitebeam Close Oughtibridge Sheffield S35 0BQ
Offers In The Region Of £470,000



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**** FREEHOLD **** Forming part of the prestigious Oughtibridge Valley, is this four bedroom, two bathroom detached property which enjoys a landscaped rear garden and benefits from a driveway providing off-road parking, a detached garage, ample storage, Sharps wardrobes, uPVC double glazing and gas central heating. The property is finished to a high standard including an upgraded kitchen and bespoke blinds throughout. This brand new estate is situated in a highly sought-after location surrounded by picturesque woodland with the amenities of Oughtibridge, Stocksbridge and Sheffield close-by as well as The old Mill building which has been converted into a destination restaurant by award-winning Sheffield restaurant, Jöro.

Tastefully decorated throughout, the living accommodation briefly comprises: enter via a composite door into the entrance hall with a downstairs WC and access into the lounge, kitchen/dining/family room and a study. The well proportioned lounge has a large front window allowing natural light. The hub of this home is the fabulous kitchen which has a range of units with a contrasting worktop/breakfast bar which incorporates the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, electric oven and a four ring hob with an extractor above. There is ample space for a dining table and chairs. uPVC French doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining. An opening leads into a useful utility room with housing and plumbing for a washing machine, tumble dryer and the housed gas boiler as well as a side composite entrance door.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard and access into the insulated loft space, the four bedrooms and the family bathroom. The principal double bedroom has an en suite shower room. The bathroom has a three piece suite including bath, WC and wash basin.

- STUNNING, FOUR BEDROOM, TWO BATHROOM DETACHED PROPERTY
- LANDSCAPED REAR GARDEN
- DETACHED GARAGE WITH ELECTRIC DOOR
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO CARS
- WELL PROPORTIONED LOUNGE
- OPEN PLAN UPGRADED KITCHEN/DINING/FAMILY ROOM
- DOWNSTAIRS WC & UTILITY
- VILLAGE LOCATION, 5 MILES FROM SHEFFIELD CITY CENTRE
- EASY ACCESS TO AMENITIES, WELL REGARDED SCHOOLS & TRANSPORT LINKS
- SIX YEARS REMAINING ON THE NEW BUILD GUARANTEE





OUTSIDE

To the front of the property are two lawn areas and a path to the entrance door. There is a block-paved driveway to the side providing off-road parking for two cars and this leads to the detached garage which has an electric door, power, lighting and a side composite door. The fully enclosed rear garden has Porcelain tiling surrounding an artificial lawn. Outside lighting and water taps.

LOCATION

The villages of Wharnccliffe Side and Oughtibridge are close by with excellent local amenities including café, pubs, GP Doctors surgery, a Co-op and good local schools. Glen Howe Park is on the doorstep with a children's play area and acres of green open space. Fox Valley Shopping Centre is only a short car journey as too is Sheffield City Centre with its excellent amenities, Universities and Hospitals. There are excellent motorway links and a train station only 25 minutes away. Bradfield and the Peak District are only a short drive away but there are stunning county walks on the doorstep including Glen Howe Park, Morehall and Ewden Dams.

MATERIAL INFORMATION

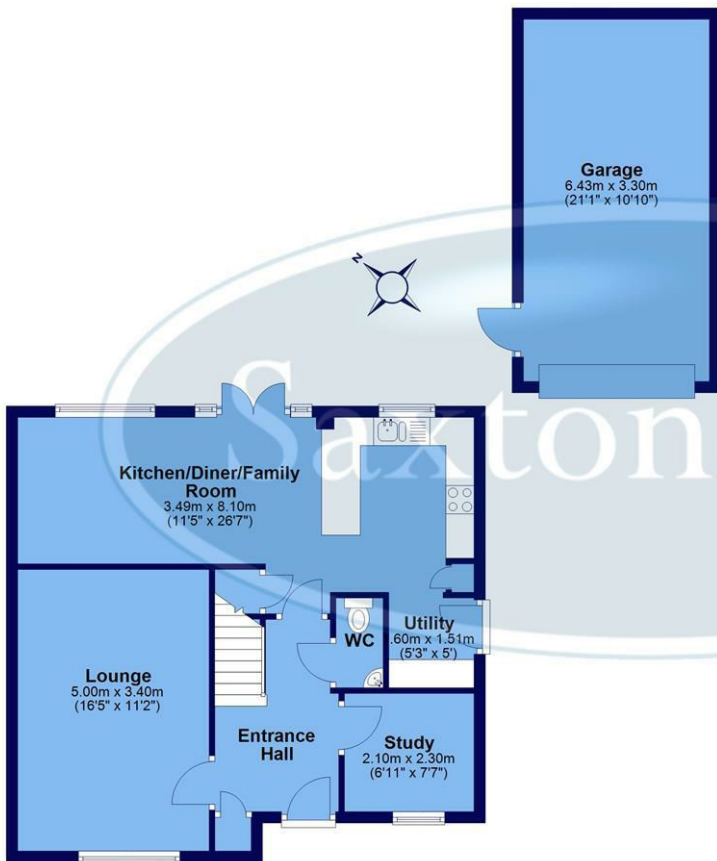
The property is Freehold and currently Council Tax Band E. There is an Estate Charge of £300.00 per annum.

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.

Ground Floor
Main area: approx. 59.6 sq. metres (641.5 sq. feet)
Plus garages, approx. 21.2 sq. metres (228.5 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.8 sq. feet)



Main area: Approx. 118.9 sq. metres (1280.3 sq. feet)
Plus garages, approx. 21.2 sq. metres (228.5 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	94
(92-91)	B		
(89-80)	C		
(85-68)	D		
(82-54)	E		
(51-38)	F		
Not energy efficient - higher running costs	G		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(59-50)	C		
(45-40)	D		
(39-34)	E		
(21-38)	F		
(1-20)	G		
England & Wales	EU Directive 2002/91/EC		