

Church Close Oughtibridge Sheffield S35 0JN
Guide Price £360,000

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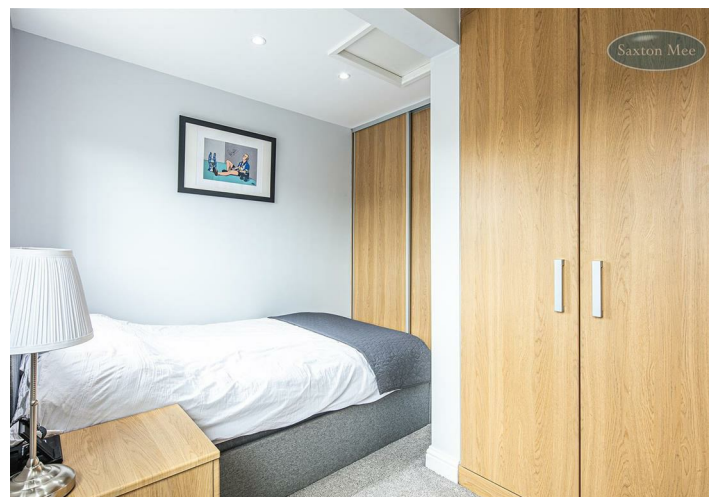
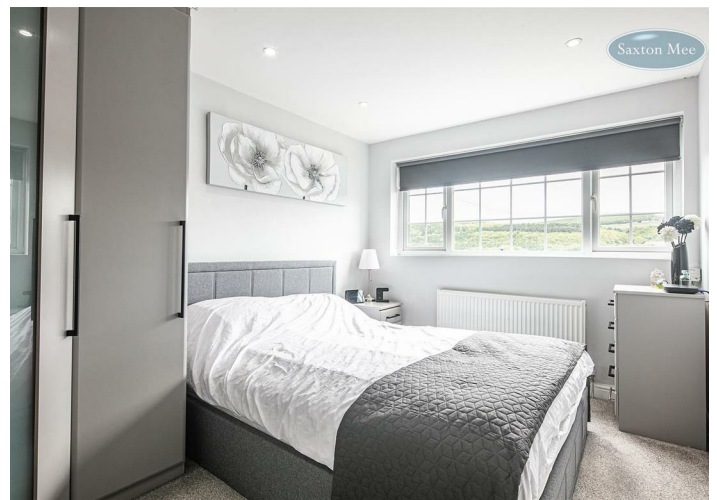
**** FREEHOLD **** Situated in the sought after area of Oughtibridge is this well presented three/four bedroom detached property which enjoys a landscaped rear garden and benefits from a driveway, uPVC double glazing and gas central heating. The property is situated on the edge of open countryside and enjoying semi-rural views, yet within close proximity to major road networks to the north of Sheffield, a relatively easy access to Hillsborough's Supertram hub and the city centre, there are also major benefits for commuters.

Tastefully decorated throughout, the living accommodation briefly comprises; enter through a porch into the entrance hall with access into a utility and the lounge. The utility has fitted, white high gloss units as well as space for a washing machine and tumble dryer and access to a downstairs WC. The lounge has a large front window enjoying the semi-rural views, while the focal point is the electric fire with Oak mantel above. French doors then open into the kitchen/diner which has a range of anthracite handleless units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven, induction hob, microwave and dishwasher. There is laminate flooring, a pantry which also houses GCH boiler and ceiling spotlights. Access into the garden room which has laminate flooring, French doors to the garden and a solid roof meaning it can be used all year round.

From the entrance hall, a staircase rises to the first floor landing with access into the partially boarded loft space, the four bedrooms and the shower room. The master bedroom has fitted wardrobes and lovely views. Two further double bedrooms which each have fitted wardrobes. Bedroom four is used as a home office. The well appointed shower room is fully tiled and has a corner shower enclosure, wash basin with vanity unit, WC and a towel rail.

- 3/4 BEDROOM DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONTEMPORARY STYLE
- IMPRESSIVE VIEWS TO THE FRONT
- OFF-ROAD PARKING FOR 2 CARS
- UTILITY & DOWNSTAIRS WC
- WELL APPOINTED SHOWER ROOM
- LANDSCAPED REAR GARDEN WITH SUMMER HOUSE
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

To the front of the property is a block paved driveway for at least two cars. To the rear is a low maintenance garden which is very private and not overlooked, and includes a paved patio, artificial grass, insulated summer house which is currently set up as a bar and has electrics.

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. Beautiful countryside, outstanding views and yet only 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

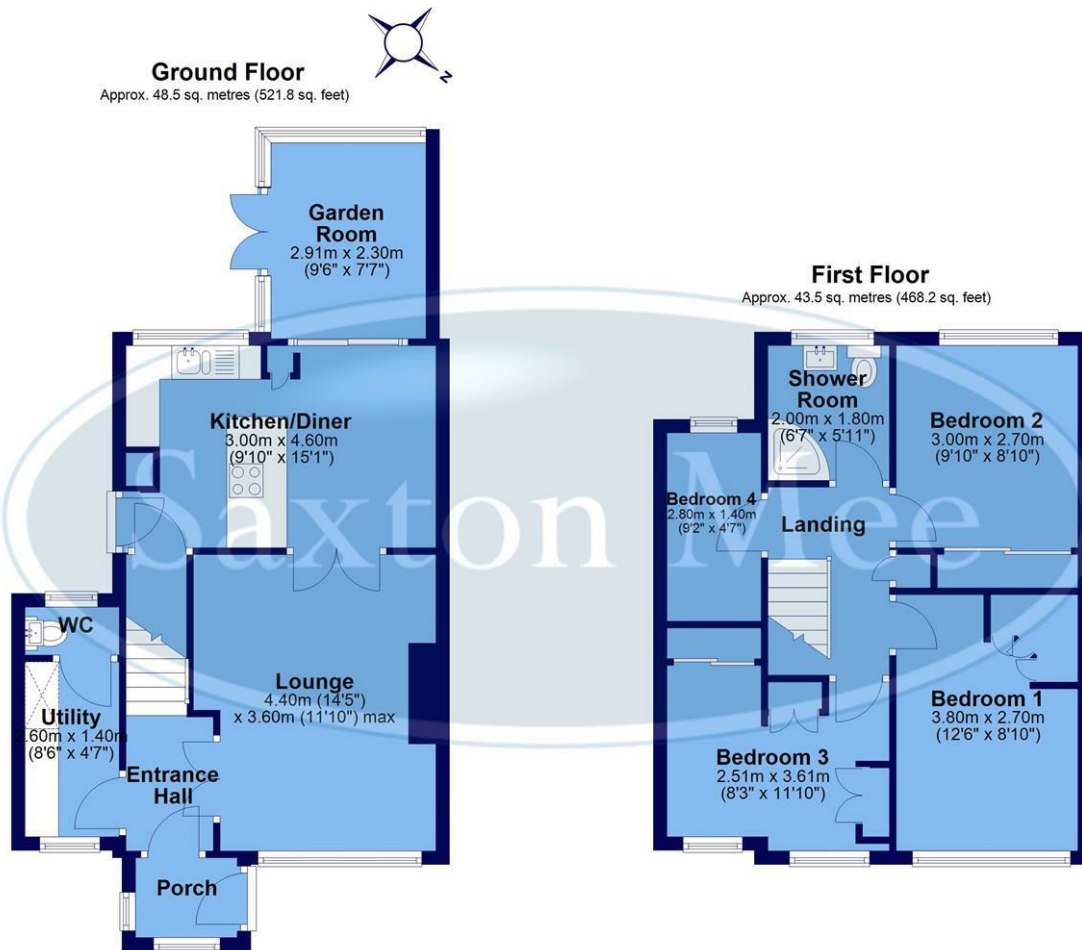
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner

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.



Total area: approx. 92.0 sq. metres (990.0 sq. feet)

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

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