



Burton Lane Oughtibridge Sheffield S35 0FT  
Offers In The Region Of £725,000

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**\*\* FREEHOLD \*\*** This much-loved, four bedroom, two reception room stone built detached bungalow is set in approximately 1.4 acres of gardens/woodland and enjoys magnificent uninterrupted views across the valley towards Onesacre. This unique home must be seen to be fully appreciated and benefits from a driveway providing ample off-road parking, a double garage, a new boiler, windows and doors.

The spacious accommodation briefly comprises: enter via a magnificent porch with feature archway and a uPVC door opening into the impressive reception hall with access into a loft space via pull-down ladders, perfect for storage, a storage/cloakroom and WC. From the hall, there is access to the lounge, dining room and the four bedrooms.

The well-proportioned lounge has a wood burner inset in the chimney breast with a granite hearth, covered mouldings to the ceiling, front uPVC door with full height double glazed windows either side providing magnificent uninterrupted views towards Onesacre and Wharnccliffe Woods.

A door then opens into the garden room with hand-made terracotta tiled flooring, attractive stone walls to two sides, a polycarbonate roof and double glazed full height windows provide uninterrupted views to both the front and rear. There is a door to the side of the property and access to a wine store with electric light, pine panelled ceiling, wooden wine storage racks and further general storage space.

The dining room has feature sliding aluminium double glazed windows for natural light enjoying beautiful views across towards Onesacre and Wharnccliffe Woods, quality beech coloured laminate flooring and attractive covered mouldings to the ceiling.

- VIEWING IS A MUST
- FOUR BEDROOMS, WET ROOM & EN SUITE
- STUNNING VIEWS & LOCATION
- MAGNIFICENT LOUNGE
- DINING ROOM & KITCHEN WITH INTEGRATED APPLIANCES
- GARDEN ROOM
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE
- FABULOUS GARDENS
- FREEHOLD/NO CHAIN





#### DESCRIPTION

A door then opens into the kitchen which has a numerous wall, base and drawer units with hidden lighting. Integrated Bosch appliances include a dishwasher, black glass five ring gas hob and double extractor canopy. Double oven, one being a combination microwave oven and grill, larder fridge and freezer. Two circular stainless steel sink bowls with a modern tap over. Beautiful granite work surfaces on all sides including matching splash backs and also to the windowsill. The walls behind the work surfaces are covered in brushed stainless steel mosaic tiles. Downlighting throughout and coved mouldings to the ceiling. To one side there is a deep dresser with a granite work surface under which there is space and plumbing for a washing machine. A glazed door to the side gives additional natural light and overlooks the beautiful private side garden. There is a pine balustrade and spindles to one end with a staircase off leading down to multi-purpose room.

There are four bedrooms, all enjoying the woodland views. The principal bedroom has fitted wardrobes. Bedroom four has the added advantage of an en suite shower room. The wet room has an electric shower, WC and wash basin.

#### OUTSIDE

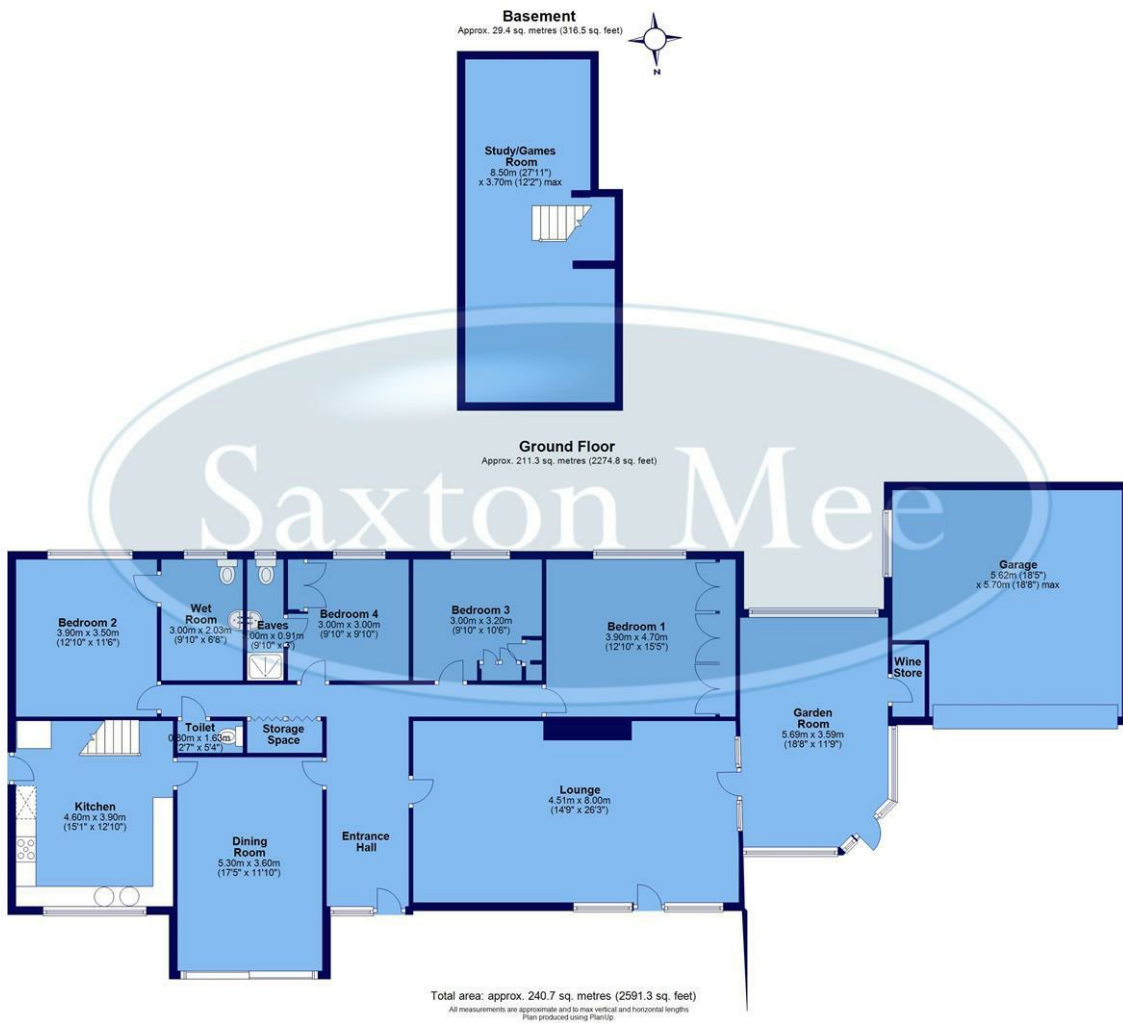
The property is set well back from the road in an elevated position giving an excellent degree of privacy and seclusion. Access to the property is through wrought iron entrance gates with beautiful stone walls. A sweeping driveway leads to the double garage and the front of the property with a turning area and parking for several cars. Set in approximately 1.4 acres of land and having an abundance of shrubs, bushes and trees. To the front there is a substantial area of wooden decking used for alfresco eating. Beyond to one side are beautiful expanses of lawn. There is a large York stone patio with adjacent herb garden. A wooded area to the rear with planted rockeries and level areas for sitting out. At the rear of the property there is a basement garden store and boiler room containing the new boiler.

#### 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.

# Saxton Mee



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		