

Saxton Mee



**Ash Close Oughtbridge Sheffield S35 0BY**  
**Offers In The Region Of £375,000**

**St Luke's**  
Sheffield's Hospice

# Ash Close

Sheffield S35 0BY

**Offers In The Region Of £375,000**

**\*\* EPC Rating A \*\* FREEHOLD \*\*** Forming part of the prestigious Oughtibridge Valley, is this spacious three double bedroom, two bathroom townhouse which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, an EV charging point, eight solar panels, uPVC double glazing and gas central heating. This brand new estate is situated in a highly sought-after location surrounded by picturesquely 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.

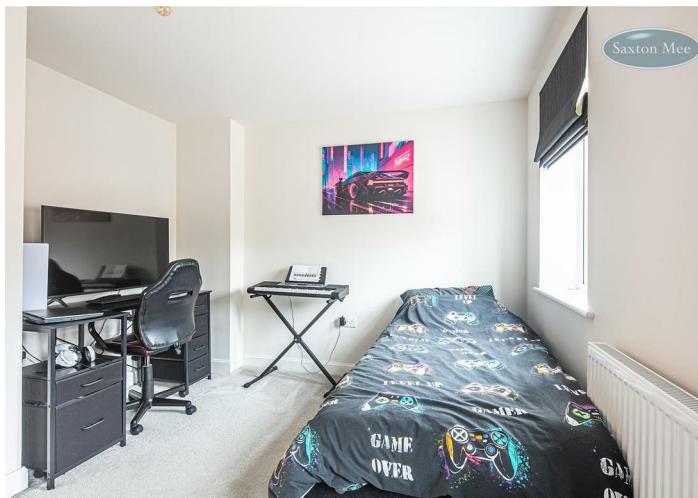
Set over three levels, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC and utility cupboard with housing and plumbing for a washing machine and houses the gas boiler. From the hall, access into a study and the kitchen. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, dishwasher, fridge freezer and four ring hob with extractor above. The kitchen flows into the dining room which has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining.

From the kitchen, a staircase rises to the first floor landing with access into the lounge, a bedroom and the family bathroom. The lounge has two rear facing windows. Double bedroom three has bespoke fitted wardrobes and is to the front aspect. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

From the landing, a staircase rises to the second floor landing with a storage cupboard, access into two further bedrooms and a Jack and Jill shower room. The principal bedroom is to the rear and has bespoke fitted wardrobes. Double bedroom two is to the front and again has bespoke fitted wardrobes.

- THREE DOUBLE BEDROOM TOWNHOUSE
- DRIVEWAY WITH EV CHARGING POINT + EIGHT SOLAR PANELS TO THE REAR OF THE PROPERTY
- DOWNSTAIRS WC & STUDY
- KITCHEN WITH INTEGRATED APPLIANCES & DINING ROOM WITH uPVC FRENCH DOORS
- LOUNGE
- FAMILY BATHROOM + JACK AND JILL SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- EIGHT YEARS REMAINING ON THE NEW BUILD GUARANTEE
- VILLAGE LOCATION, 5 MILES FROM SHEFFIELD CITY CENTRE
- EASY ACCESS TO AMENITIES, WELL REGARDED SCHOOLS & TRANSPORT LINKS





## EXTERIOR

To the side of the property is a driveway providing off-road parking. To the rear is a an enclosed garden with a wooden decked terrace and a lawn.

## LOCATION

The villages of Wharncliffe 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 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.

## Ground Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



## Second Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(A) plus A	94
B	95
(C) plus C	
D	
(E) plus E	
F	
G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A) plus A	
B	
(C) plus C	
D	
(E) plus E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	