

Oak Tree Cottage, 12, Waterfall Close, Sheffield, S8 8AE

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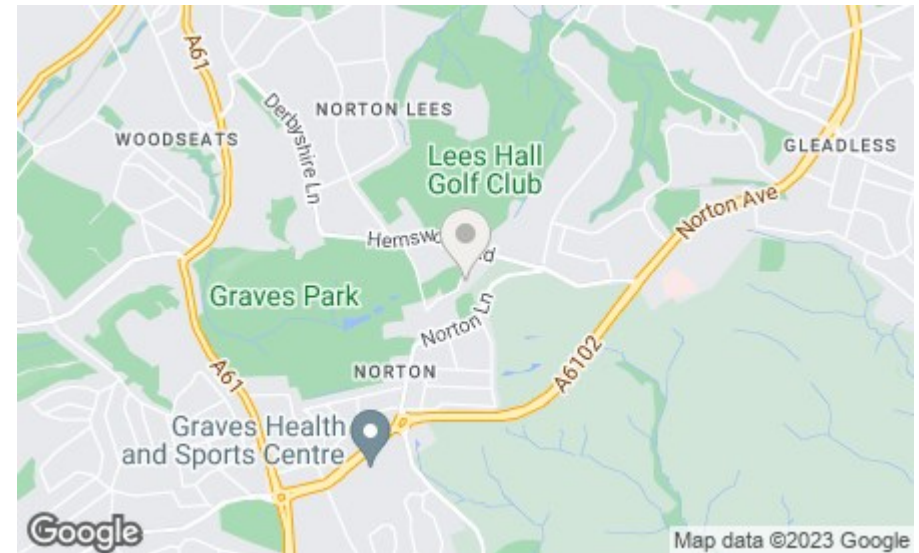
## Description

Situated on a quiet part of this pristine and modern development, close to the pretty communal green which is studded with Oak Trees and backing onto open farmland which provides a most pleasing outlook at the rear. This lovely property offers beautifully presented and immaculately maintained accommodation situated over two floors which features modern fixtures and fittings in all the right places. The property is perfect for the family market, having five double bedrooms (one of which is currently utilised as a home office), three bathrooms and a lovely ground floor design which includes an open plan dining kitchen with access to the landscaped gardens. The area is popular with a broad range of buyer, backing onto farmland and within a short walk from the open spaces of Sheffield's largest park and a highly regarded Church of England primary school which is found just around the corner. The nearby A6102 ring road provides speedy links for commuters and the local amenities at Meadowhead and Norton, alongside the busy St James Retail Park will cater to most requirements.

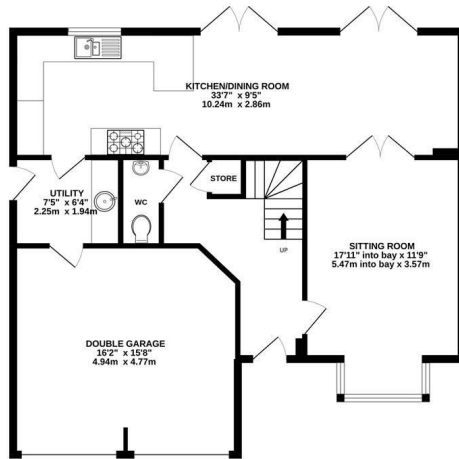
- Five double bedrooms, three with fitted wardrobes, all with lovely views over the farmland or communal green.
- Three luxurious bathrooms (two ensembles) and a ground floor W.C all with modern suites and contemporary tiling.
- Large sitting room with bay window framed by bespoke, plantation shutters.
- Open plan dining kitchen with two sets of French windows to the lovely garden.
- Modern fitted kitchen with quality, integrated appliances.
- Utility room opening to the side or into the double garage which has one electrically operated door.
- Reception hall with cloak cupboard.
- Off road parking for at least three or four cars. and an EV charging point.
- Gorgeous landscaped gardens with stone flagged terrace and sun patio.
- Modern heating and UPVC double glazing.



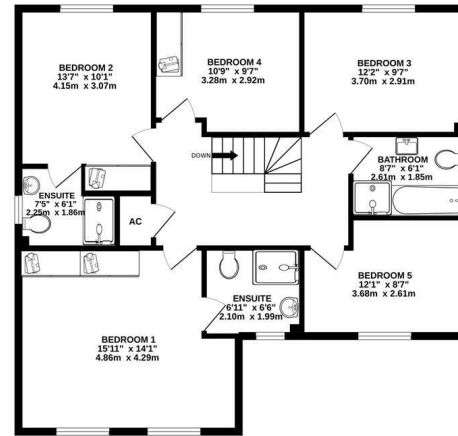




GROUND FLOOR



1ST FLOOR



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1690sq. ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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