





# Whitebeam Close, Oughtibridge Mill, S35 0BQ

Offers Over £270,000

3 2 1





Upon entering the property, you are welcomed by a spacious entrance lobby, providing a warm and inviting first impression. There is a cloakroom/W.C., perfect for guests and everyday practicality.

Bright and inviting, the lounge provides a welcoming space to relax, while the full-width dining kitchen at the rear overlooks the garden, creating a perfect setting for entertaining or family meals.

The first floor offers three well-proportioned bedrooms, including a main bedroom with an en-suite shower room, providing a private retreat. A family bathroom serves the remaining two bedrooms, ensuring comfort and convenience for all residents.

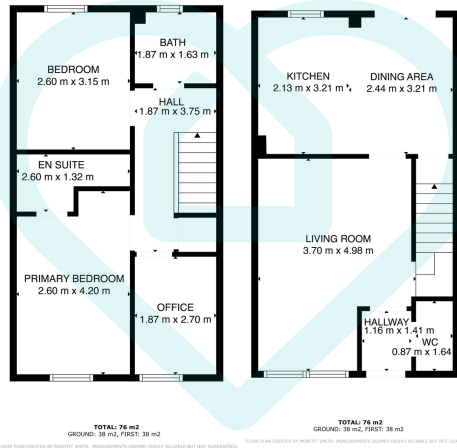
Externally, the property benefits from gardens to the front and rear, ideal for outdoor enjoyment, along with an allocated parking space for added convenience.

The Oughtibridge Mill development is more than just a place to live—it's a vibrant community with excellent local amenities. Residents can enjoy the newly opened Oughtibridge Mill Food Hall, a fantastic social hub offering an array of artisan food vendors, coffee spots, and a relaxed dining atmosphere. The area also boasts picturesque riverside walks, easy access to local schools, and a short drive to Sheffield city centre, making it an ideal location for families and professionals alike.

Perfect for commuters, Oughtibridge offers excellent transport links, providing quick access to the M1 motorway and direct routes into Sheffield city centre, which is home to two prestigious universities and world-class hospitals, including the Royal Hallamshire and Northern General.

Don't miss the opportunity to become part of this thriving new neighbourhood—schedule your viewing today!

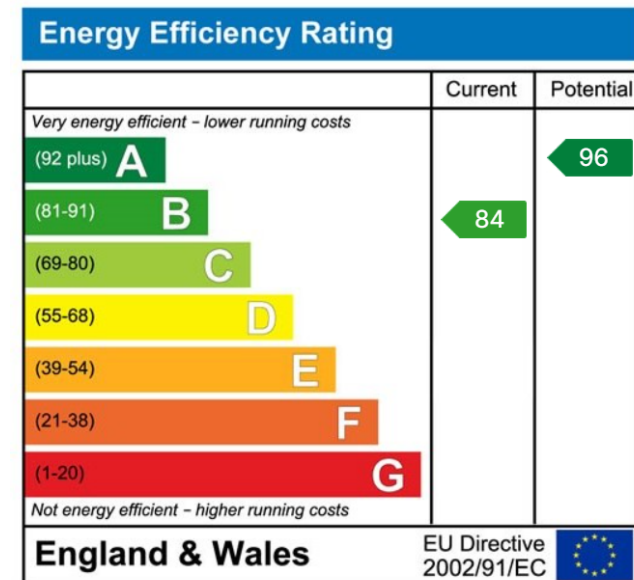




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- STAMP DUTY PAID!!!
- Located in a picturesque riverside setting with woodland surroundings
- Full-width dining kitchen overlooking the rear garden
- Family bathroom serving the additional two bedrooms
- Allocated parking space for convenience
- Over 7 years left of NHBC Warranty
- Bright bay-windowed lounge offering a relaxing space
- Main bedroom with en-suite shower room for added comfort
- Front and rear gardens, perfect for outdoor enjoyment
- Close to Oughtibridge Mill Food Hall, local schools, and Sheffield city centre



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## Get in touch - arrange an appointment



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