







37 Church Street

Oughtibridge • Sheffield • S35 0FU

Guide Price £240,000 - £260,000

Stylishly presented 2 double bedroom stone built cottage located in the heart Oughtibridge Village, a sought-after location offering excellent commuter links and local facilities. Significantly improved by current owner with modern interior creating a fabulous, cosy home featuring an attractive Mediterranean style south facing garden. The front door enters into the modern kitchen fitted with a range of contrasting contemporary units and complementary worktops including integrated Bosch oven, microwave, fridge, gas hob and extractor. Useful under stairs storage houses the washing machine with a trap door to access the boiler. A cosy lounge styled with wooden panelling is complemented by a stone fire surround housing an electric stove and decorative cast iron radiator. Adjoining is a superb conservatory providing a dining area / flexible living space overlooking the garden. Also on ground level is a fabulous shower room, equipped with stylish walk in rainfall shower, and roof lantern filling the room with natural light. The first floor comprises a generous rear facing double bedroom presented in neutral décor, bespoke shutters and pleasant garden outlook. To the front of the property is a further double bedroom complete with made to measure built in wardrobes and shaker style panelled walls. Externally the rear garden is raised, designed with a Mediterranean feel, perfect entertaining space incorporating decked seating area and BBQ. A brick-built outbuilding has been lined to create a dry, secure storeroom. Church Street is situated in this extremely popular suburb of Sheffield with excellent amenities within the village including shops, pubs, restaurants, regular public transport and easy access to motorway connections. A short drive to Fox Valley Shopping Centre which boasts an array of boutique shops and restaurants. Close to reputable local schools including Oughtibridge Primary School and Bradfield Secondary.





- Stunning Stone Cottage In Oughtibridge, S35
- Sought After Village Location
- 2 Double Bedrooms
- Modern Kitchen & Shower Room
- Stylishly Presented Throughout

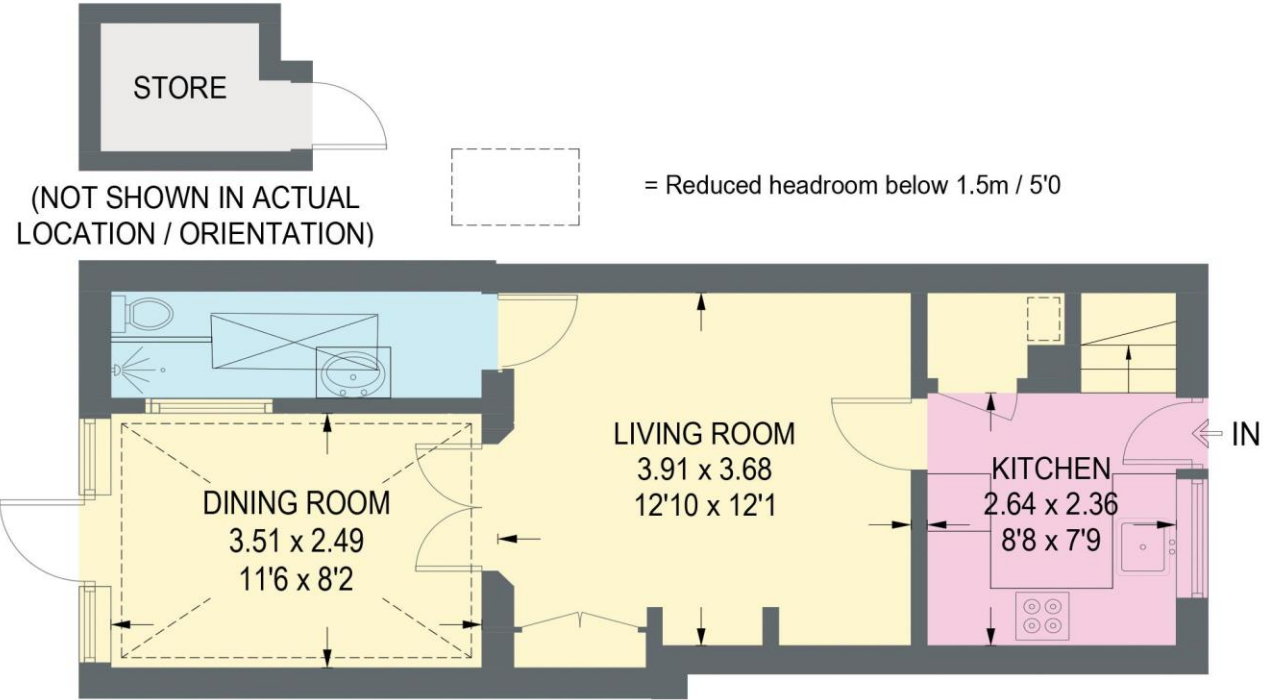
- Superb Conservatory Overlooking Garden
- Attractive South Facing Garden
- Recently Installed Boiler & Double Glazing
- Freehold
- Council Tax Band A, EPC Rating D



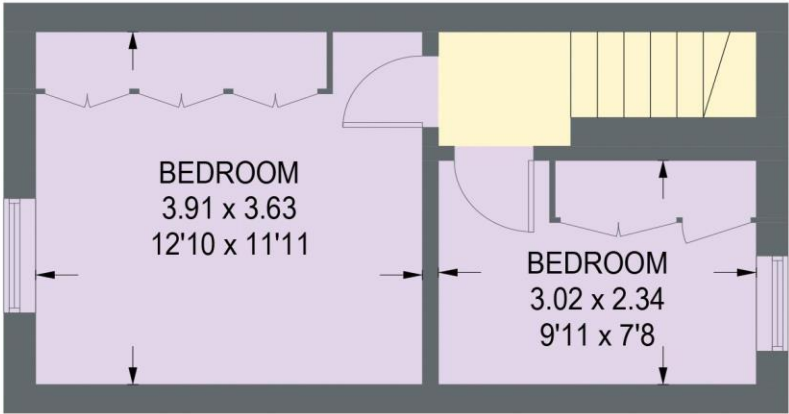


37 CHURCH STREET

APPROXIMATE GROSS INTERNAL AREA = 62.6 SQ M / 673 SQ FT
(EXCLUDING STORE)



GROUND FLOOR
37.4 SQ M / 402 SQ FT



FIRST FLOOR
25.2 SQ M / 271 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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