



Foldrings Oughtibridge Sheffield S35 0GE
Offers Around £625,000

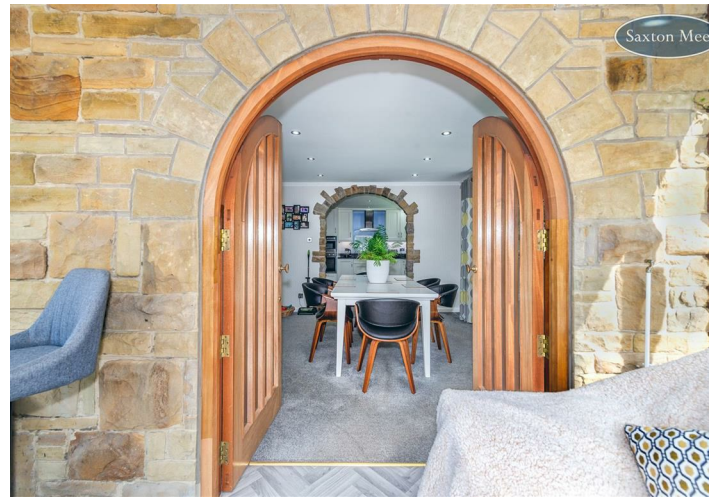
Foldrings

Sheffield S35 0GE

Offers Around £625,000

**** FREEHOLD ** OVER 2,460 SQ FOOT OF ACCOMMODATION **** Viewing is essential to appreciate this impressive four bedroom, three bathroom detached property which is situated in this quiet backwater position. Located on this admirable plot, the property enjoys stunning views over open countryside along side generous gardens and benefits from a driveway providing off-road parking, a garage, two balconies, two day rooms, uPVC double glazing and gas central heating. Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises, spacious entrance hall with access to the lounge, kitchen, a day room and two bedrooms. The generously proportioned lounge has access to a balcony, perfect for enjoying the stunning views, while a lovely feature is the brick wall with log burner. The kitchen has an array of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven and dishwasher. A large opening leads into the dining room which in turn leads into a garden room, again with access to a balcony. The day room has a large window enjoying the stunning outlook. Both bedrooms are double in size and benefit from fitted wardrobes. The master comes with a large balcony with artificial grass and a fantastic ensuite with double shower, his and her wash basins and a WC. From the entrance hall, a staircase descends to the ground floor with a day room, WC and access into a utility and double bedroom two which has a superb bathroom with a three piece suite including bath with overhead shower, WC and wash basin. The utility room has access into the store and bedroom four with shower unit.

- EARLY VIEWING ADVISED
- SUPERB ACCOMMODATION THROUGHOUT
- STUNNING VIEWS OVER OPEN COUNTRYSIDE
- OFF-ROAD PARKING & GARAGE
- FOUR BEDROOMS & THREE BATHROOMS
- QUIET BACKWATER POSITION
- LOUNGE, KITCHEN, DINING ROOM & GARDEN ROOM
- EASY ACCESS TO SHEFFIELD & MOTORWAYS





OUTSIDE

The property is situated on an admirable plot with a driveway providing off-road parking. There is a landscaped garden to the front with a large patio to the rear. Ample tiered gardens to the side which are mainly laid to lawn.

LOCATION

Situated in this quiet backwater location within greenbelt countryside including Glen Howe Park which is a public recreation area in the village of Wharndcliffe Side, the park covers an area of 19 acres in the valley of the Tinker Brook, a minor tributary of the River Don. It is home to a variety of fungi, rare plants and animals only found in ancient woodland. Good schools close by. Excellent commuter links to Sheffield, Leeds and Manchester. Fox Valley Shopping centre close by.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

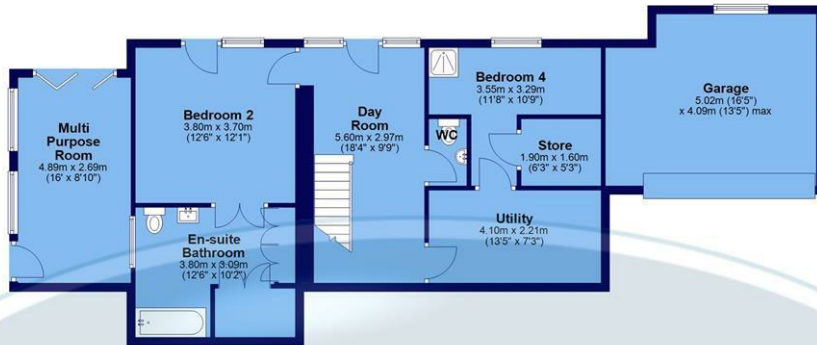
VALUER

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

Ground Floor
Approx. 100.3 sq. metres (1079.9 sq. feet)



First Floor
Approx. 128.4 sq. metres (1382.0 sq. feet)



Total area: approx. 228.7 sq. metres (2461.9 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanItUp.

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Stocksbridge**

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www.saxtonmee.co.uk



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-91) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	69 40

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