



**Chestnut Court Oughtibridge Sheffield S35 0ER**  
**Price £300,000**



# Chestnut Court

Sheffield S35 0ER

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Situated on a quiet cul-de-sac in the popular residential of Oughtibridge is this three/four bedroom, two bathroom end townhouse which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. Oughtibridge hosts a range of amenities, eateries and public houses along with excellent public transport links and well regarded local schools.

Set over three spacious levels, the neutrally decorated living accommodation briefly comprises front door which opens into the entrance hall with a downstairs WC and access into the kitchen and the converted garage, this versatile room could be utilised as bedroom four. The kitchen/diner has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor fan, microwave, fridge freezer along with housing and plumbing for a dishwasher and washing machine. There is a storage cupboard, the gas boiler and ample space for a dining table and chairs. Rear uPVC French doors open onto the rear garden, providing a perfect extension for outside dining.

From the entrance hall, a staircase rises to the first floor landing which has a lovely arched window allowing lots of light and enjoying the outlook. Access into the lounge, bedroom three and the bathroom. The good sized lounge has two front windows allowing natural light. Double bedroom three overlooks the rear garden. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor landing with a storage cupboard and access into two further double bedrooms. The master is a good size with fitted wardrobes, ample space for furniture and an en suite shower room. Bedroom two is to the rear aspect and has a fitted cupboard.

- EARLY VIEWING ADVISED
- MASTER BEDROOM WITH EN SUITE
- SPACIOUS, THREE/FOUR BEDROOM END TOWNHOUSE
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY
- QUIET CUL-DE-SAC POSITION
- EXCELLENT AMENITIES, WELL REGARDED SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS INTO SHEFFIELD CITY CENTRE







## OUTSIDE

To the front is a driveway providing off-road parking. Front garden area. Access down the side of the property leads to a gate which opens to the fully enclosed rear garden which is mostly laid to lawn with a central path.

## LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Beautiful countryside, outstanding views and yet only 5 miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

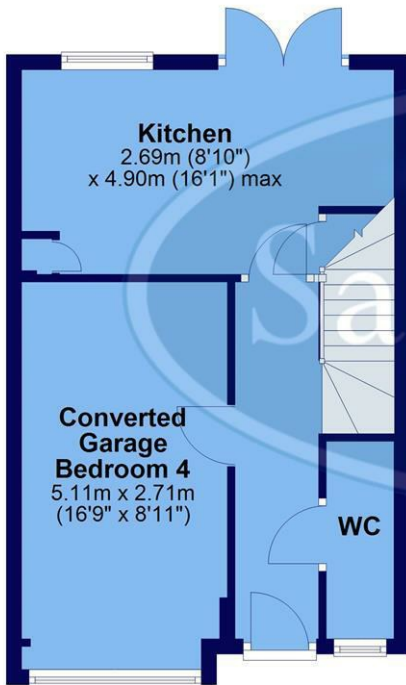
## VALUER

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.

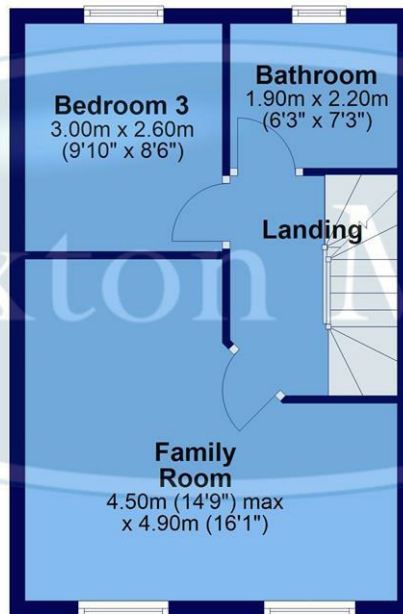
## Ground Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



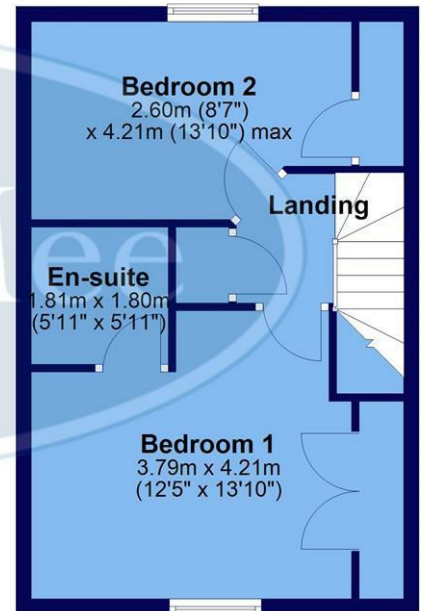
## First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



## Second Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 112.1 sq. metres (1206.4 sq. feet)

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
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