



Bertram Road Oughtibridge Sheffield S35 0FF
Offers Around £550,000

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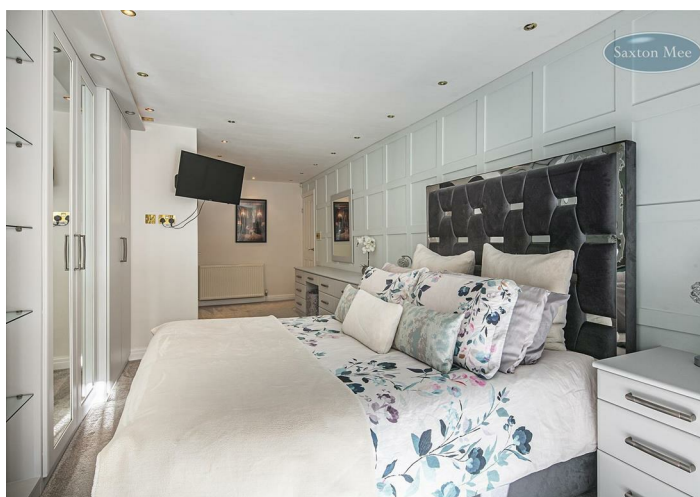
**** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this stunning and effectively extended four bedroom, two bathroom, stone built detached property which is situated on an attractive sized plot enjoying a fabulous rear garden backing onto woodland and benefiting from a double-width driveway, a good sized detached garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front porch into the entrance hall with an under stair storage cupboard and a downstairs WC. Double doors then open into the well proportioned lounge which has a front window and a modern fire, which is the focal point of the room. A door then opens into the fabulous open plan kitchen/breakfast room with dining area. The kitchen has a range of units including an island with seating area and quartz worktops which incorporate the sink and drainer. Integrated appliances include a double electric oven and a five ring induction hob. Two lovely features of the room are the media wall with a built-in electric fire, and the glass roof lantern which allows generous light. Bi-fold doors open onto the rear garden, providing a perfect extension for indoor/outdoor dining. There is ample space for a dining table and chairs and access into a utility with a range of units and a worktop with sink.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the four good sized bedrooms and the family bathroom. The principal bedroom has fitted wardrobes, a Juliet balcony overlooking the rear garden and woodland and the added advantage of an ensuite with double shower. Bedroom two has a row of fitted wardrobes. Bedroom three is to the rear aspect. Bedroom four is the front. The stylish bathroom has a four piece suite comprising jacuzzi bath, shower enclosure, WC and wash basin.

- VIEWING IS A MUST!
- FABULOUS, FOUR BEDROOM DETACHED PROPERTY
- OPEN PLAN KITCHEN/BREAKFAST ROOM WITH DINING AREA
- DOWNSTAIRS WC & UTILITY
- WELL PROPORTIONED LOUNGE
- STUNNING REAR GARDEN
- DRIVEWAY & DETACHED GARAGE
- PRINCIPAL BEDROOM WITH FITTED WARDROBES, JULIET BALCONY & EN SUITE
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL AREA WITH AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY





OUTSIDE

To the front of the property is a double-width driveway providing off-road parking. Access down the side of the property leads to the good sized detached garage with electric door, power and lighting. The fully enclosed rear garden has an Indian stone patio, a further paved area and an artificial lawn.

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 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

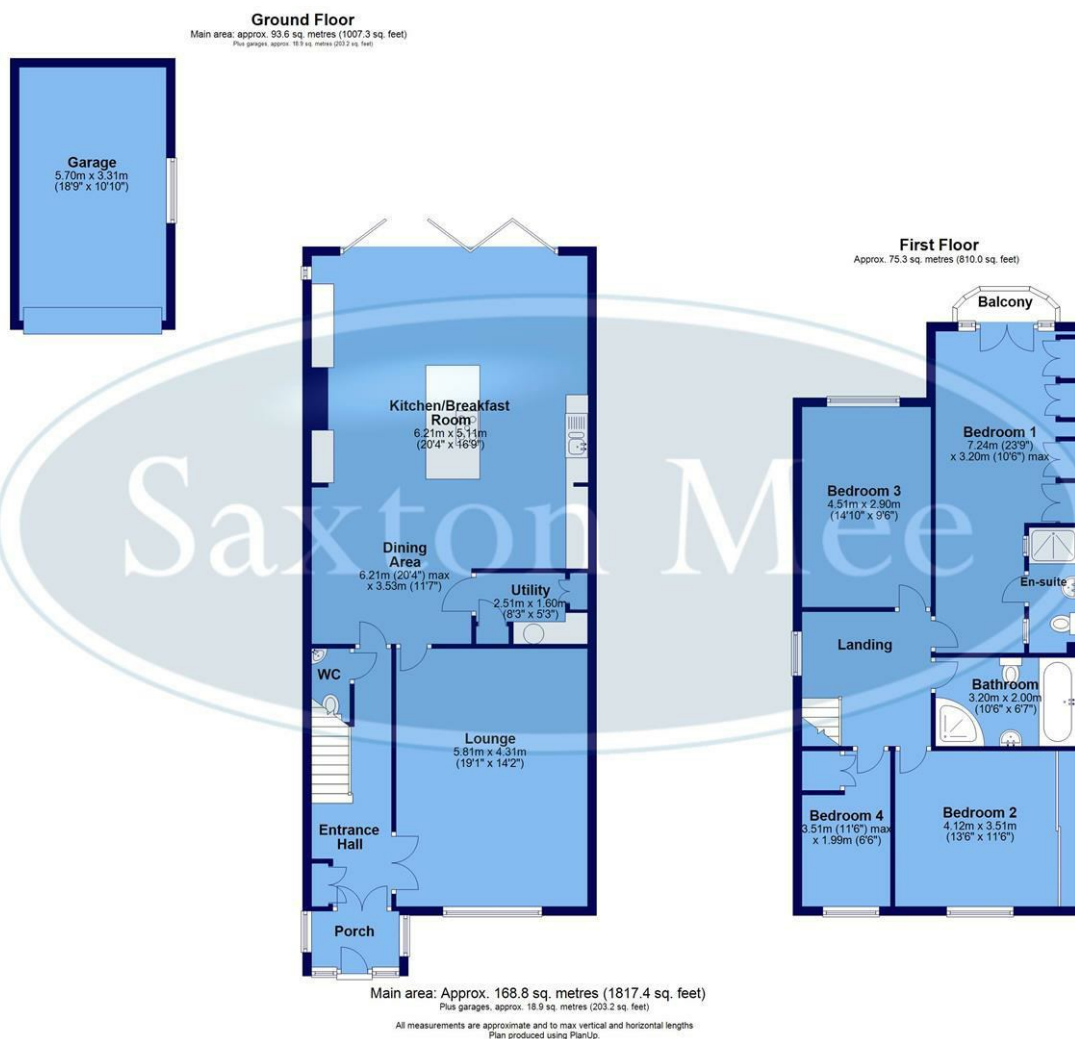
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Chris Spooner ANAEA

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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	