



Fairholme Heights Oughtibridge Sheffield S35 0JY
Guide Price £475,000

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GUIDE PRICE £475,000-£495,000 ** FREEHOLD ** Situated on this attractive corner plot in this popular residential area of Oughtibridge is this four bedroom, two bathroom, two reception room, stone built detached property which enjoys attractive views and has a fully enclosed rear garden, a recently fitted kitchen/breakfast room, new solid oak internal oak doors, a double detached garage, a driveway providing off-road parking for multiple vehicles, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a newly fitted front composite door into the entrance hall with a downstairs WC and access into the lounge, dining room and the kitchen/breakfast room. The well proportioned lounge has a gas fire set in an attractive surround, which is the focal point of the room. The dining room has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The spacious kitchen/breakfast room has a range of wall, base and drawer units with contrasting Quartz worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring ceramic induction hob with extractor above, washing machine, tumble dryer, dishwasher, freezer and larger fridge. There is a breakfast bar and a side composite stable entrance door.

From the entrance hall, a staircase rises to the first floor landing with two storage cupboards and access into the four bedrooms and the family bathroom. The principal bedroom has two sets of double wardrobes and the added benefit of an en ensuite shower room which is fully tiled and has a WC and wash basin set in a combination unit. Bedroom two and three are to the rear aspect. Bedroom four is to the front aspect. The bathroom is fully tiled and has a three piece suite including bath with overhead shower, WC and wash basin.

- IDEAL FAMILY HOME
- SPACIOUS & WELL PRESENTED ACCOMMODATION
- FABULOUS KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- WELL PROPORTIONED LOUNGE
- SEPARATE DINING ROOM & DOWNSTAIRS WC
- FOUR BEDROOMS, THE PRINCIPAL WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR THREE CARS
- DOUBLE DETACHED GARAGE





OUTSIDE

To the front is a block paved driveway providing off-road parking for three cars which leads to the stone built, double detached garage with two up and over doors, power, lighting and storage in the roof space. Steps rise to an Indian stone patio. Access down both sides of the property to the fully enclosed rear garden which has an Indian stone patio and steps to the lawn with a rear planted border.

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. Oughtibridge Park, beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

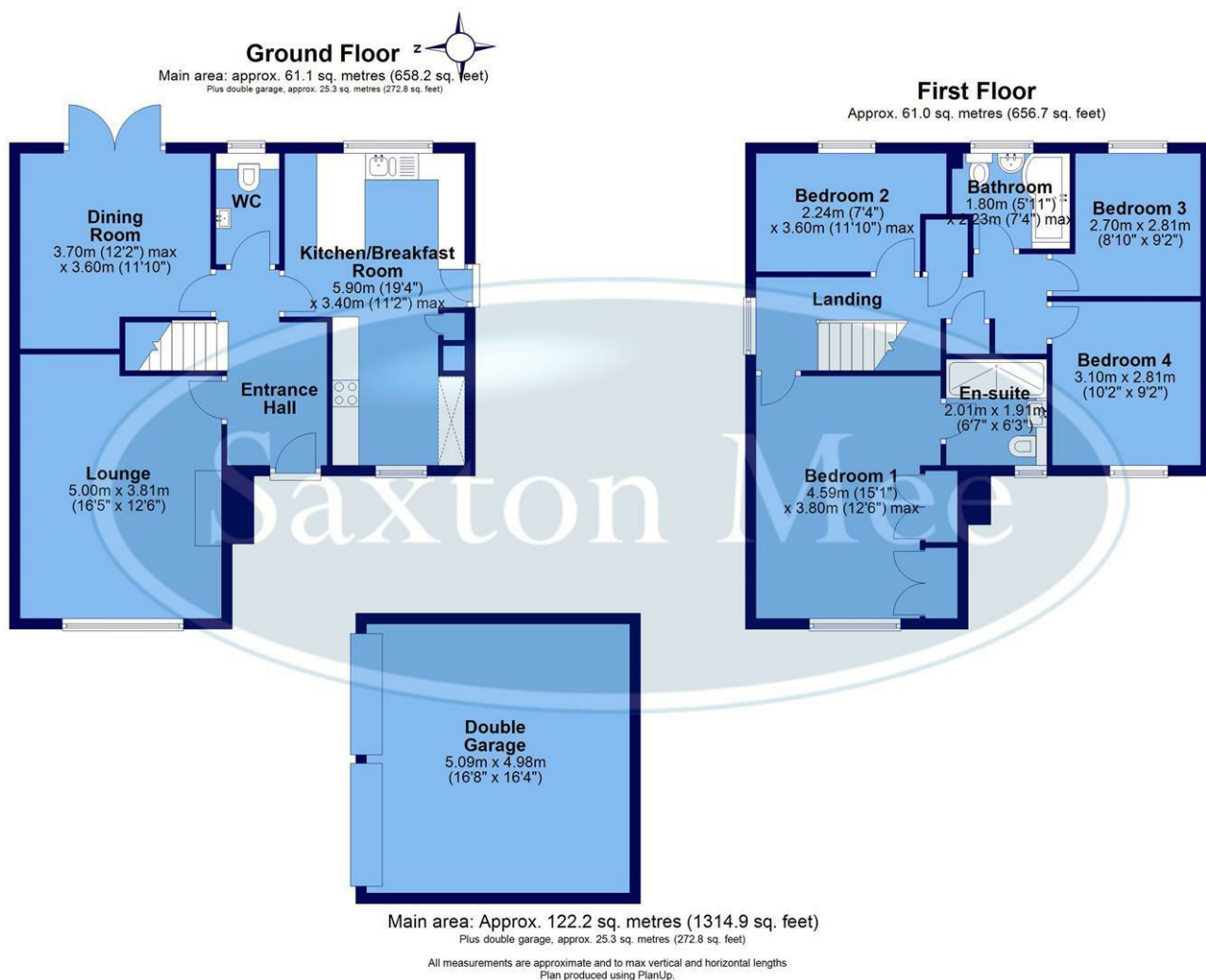
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

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Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

