



## Oak Lodge Road

High Green, Sheffield, S35 4QB

Guide Price £260,000 - £280,000

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- 3 BED DETACHED
- GREAT CORNER PLOT
- PLENTY OF POTENTIAL
- WRAP AROUND GARDENS
- GREAT COMMUTER LOCATION

- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- SCOPE TO RECONFIGURE IF DESIRED
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND C

# Oak Lodge Road

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GUIDE PRICE £260,000 - £280,000. NO UPWARD CHAIN! Nestled on the desirable Oak Lodge Road in High Green, Sheffield, this charming detached house presents an exciting opportunity for those looking to create their dream home. Boasting a generous corner plot, the property features wrap-around gardens that offer ample outdoor space for relaxation and recreation.

Inside, the house comprises two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those who appreciate extra space. While the property does require modernisation, its great dimensions and layout provide the perfect canvas for reconfiguration to suit your personal style and needs.

Situated on a popular road, this home is conveniently located just minutes from the M1 motorway, with direct roads also leading to Sheffield, Barnsley and Rotherham. Additionally, you will benefit from a variety of reputable schools and local amenities, including the local sport centre, making daily life both convenient and enjoyable. The local countryside is merely a stone's throw away, offering picturesque walks through woodland and beautiful landscapes.

Briefly comprising entrance hall, living room, dining room, kitchen, three good sized bedrooms, bathroom, separate WC and detached garage.

This property is a fantastic opportunity to put your own stamp on a home in a sought-after location. With its potential for transformation and its prime position, this house is not to be missed. Embrace the chance to create a space that reflects your unique taste and lifestyle in this lovely part of Sheffield....Book your viewing today!



## ENTRANCE HALL

Through a uPVC glazed door leads into a roomy entrance hall, a great cloakroom space comprising wall mounted radiator, uPVC window, stairs rising to the first floor and door leading into the living area.

## LIVING ROOM

13'1" x 11'9" (4 x 3.6)

A light and airy living space, drenched in natural light through a large front facing uPVC window, also hosting a gas fire on a marble hearth which gives a cosy feel in the wintry months but also powers the back boiler, a large under stairs storage cupboard, wall mounted radiator, aerial point and large archway opening out into the dining room, creating a great family hub or social space.

## DINING ROOM

11'5" x 10'6" (3.5 x 3.22)

A generously sized dining area, flooded in natural light through large uPVC French doors that open out directly onto the garden, also comprising two wall mounted radiators and doorway leading into the kitchen.

## KITCHEN

11'6" x 10'6" (3.52 x 3.22)

A spacious galley kitchen offering an array of medium wood wall and base units providing plenty of storage space, contrasting dark marble effect work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset 4 ring gas hob with extractor fan above, integrated electric oven, under counter spaces and plumbing for appliances, door leading into a handy built in pantry, two uPVC windows and glazed uPVC door leading to the garden.

## LANDING

Comprising uPVC window, wall mounted electric heater and loft hatch leading to a partially boarded loft.

## BEDROOM 1

13'1" x 10'9" (4 x 3.3)

A good sized double bedroom comprising built in storage cupboard that also houses the hot water cylinder, perfect alcoves for wardrobes, wall mounted radiator and uPVC window.

## BEDROOM 2

11'5" x 10'5" (3.5 x 3.2)

A further double bedroom comprising wall mounted radiator and uPVC window over looking the garden.

## BEDROOM 3

9'2" x 7'0" (2.8 x 2.15)

A great single bedroom, nursery or home office, comprising large built in storage cupboard/wardrobe, wall mounted radiator, telephone point and uPVC window.

## BATHROOM

6'10" x 4'11" (2.1 x 1.5)

A modern monochrome bathroom, fully tiled, comprising bath with shower over, white pedestal sink, wall mounted radiator and frosted uPVC window.

## SEPERATE WC

Located next to the bathroom and offering a low flush WC and frosted uPVC window, there is an option here to incorporate both bathrooms into one if desired.

## GARAGE

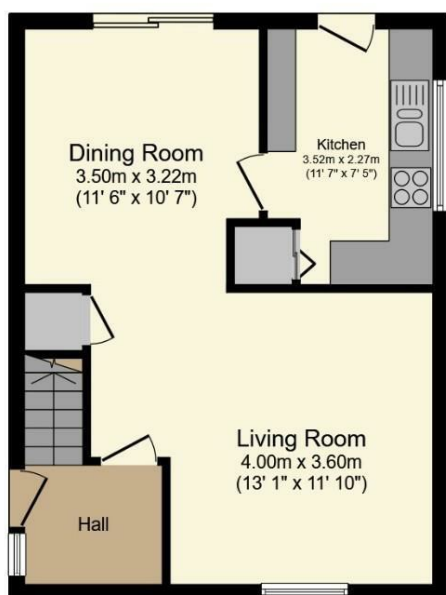
19'8" x 9'10" (6 x 3)

Offering secure off road parking or that extra storage we all crave, comprising up and over door, two UPVC window, sockets, lighting and uPVC side door leading to and from the garden directly.

## EXTERIOR

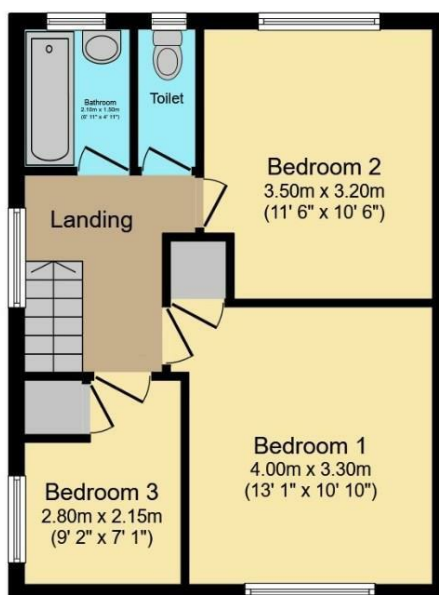
Hosting a fabulous corner plot, the property is surrounded by well kept and well stocked gardens, there is something for everyone. The garden offers a raised slabbed patio, perfect for sitting out and entertaining in the summer months, a further patio area directly from the house, a neat lawn, vegetable patches, colourful borders also laden with fruit trees, a wildlife pond and a shady seating area to the front, all complete with floodlights and outdoor tap.

## Floorplan



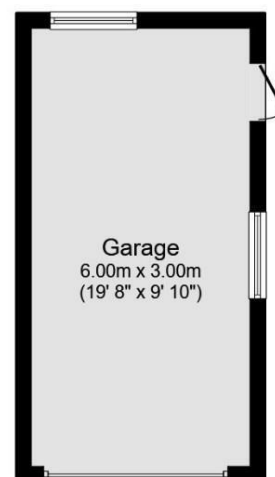
**Ground Floor**

Floor area 42.5 sq.m. (457 sq.ft.)



**First Floor**

Floor area 42.5 sq.m. (457 sq.ft.)



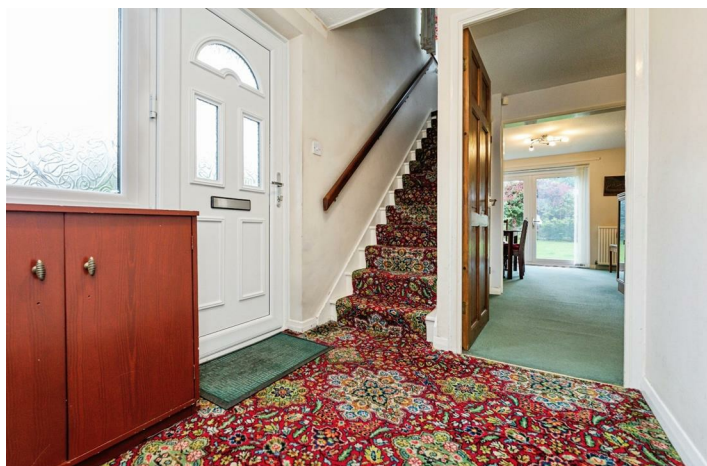
**Garage**

Floor area 18.0 sq.m. (194 sq.ft.)

**Total floor area: 103.0 sq.m. (1,109 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**HUNTERS**



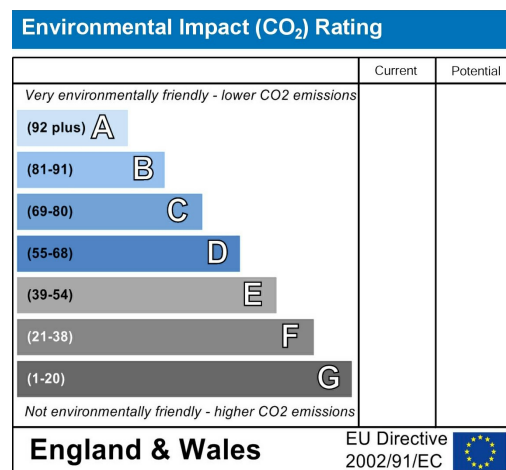
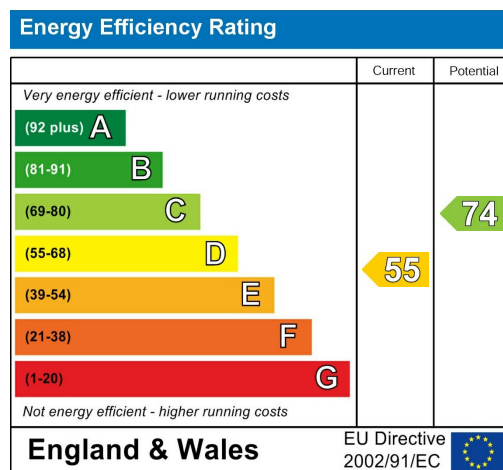








## Energy Efficiency Graph

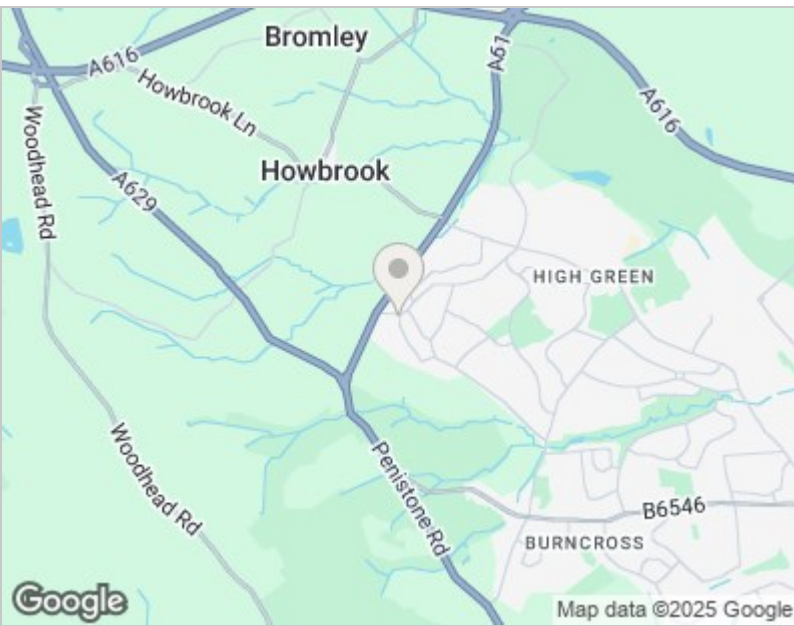


## Viewing

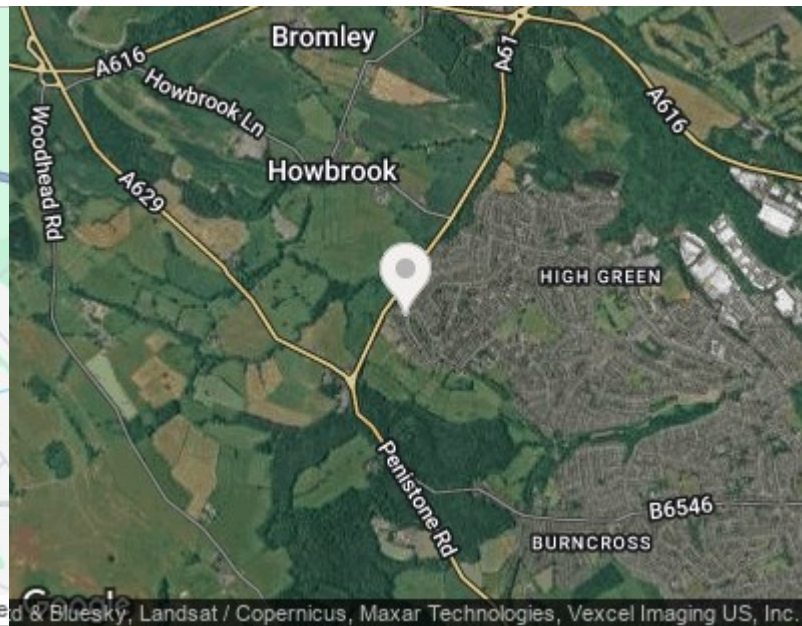
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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