



## Hope Road, Oughtibridge, S35

Asking Price £700,000

- FANTASTIC FIVE BEDROOM DORMER BUNGALOW
- GARAGE AND UNDER HOUSE STORAGE
- ELEVATED POSITION IN QUIET LOCATION
- ELECTRIC GATED ACCESS TO THE EXTENSIVE DRIVE
- MULTIPLE RECEPTION ROOMS
- FREEHOLD
- SUBSTANTIAL FRONT AND REAR GARDENS
- SUPERB DUAL ASPECT LOUNGE
- COUNCIL TAX BAND E - £2,772.79

# Hope Road, Oughtibridge, S35

**\*\* SUPERB FIVE BEDROOM EXECUTIVE HOME \*\* SET IN A SUBSTANTIAL PLOT \*\*** This very individual property has been fully renovated and converted by the current owners to create this spacious five bedroom Dormer Bungalow. Situated in an enviable elevated position, with far reaching Woodland views. Entering through the electric gates a sweeping drive provides off road parking for multiple vehicles. With its numerous reception rooms to the first floor and four second floor bedrooms, two having en suite shower rooms, this property would be an ideal purchase for families needing that extra space. Briefly comprising of; Ground floor entrance and hallway; To the first floor; Dual aspect Lounge; Home office/ Library; Breakfast Kitchen; Utility Room; Dining Room; Bedroom five/ Snug; Downstairs WC; To the second floor; Bedrooms one and two with en suite shower rooms; Two further double bedrooms; Family bath and shower room; Drive and garage leading to under house storage; Front and rear gardens;



Council Tax Band: E



### **ENTRANCE HALLWAY**

A part obscure glazed composite entrance door opens to the entrance hallway with; Double glazed side panel; One wall of built in storage, ideal for coats and shoes; Tiled flooring; Central heating radiator; Ceiling light point; A short flight of stairs to the first floor landing;

### **LOUNGE**

A lovely family living space with; Dual aspect windows with the front elevation having a full width wood effect uPVC picture window, and the opposite garden elevation having sliding patio doors; Feature fireplace with coal effect gas fire; Coving; Two ceiling light points; Two central heating radiators; A couple of stairs and an open arch up to the Office/ Library room;

### **OFFICE/ LIBRARY**

Having; Oak handrail to the stairs; Oak built in storage units, with bookshelves above; uPVC double glazed window to the side elevation; Ceiling light point; Carpet flooring; Central heating radiator;

### **BREAKFAST KITCHEN**

Comprising of; A good range of White gloss Wall, base and drawer units; Oak worktops and returns; One and half sink and drainer with hose mixer tap; Integrated appliances including; Four ring induction hob, with extractor hood above, Two ovens, Microwave and Coffee machine; Space for large American fridge freezer; Great light provided via two large double glazed windows to the rear garden view; Two ceiling lights; Central heating radiator; Tiled flooring; Space for breakfast table and chairs;

### **UTILITY BOOT ROOM**

A generous sized Utility boot room with; Wood effect fitted storage to one wall; Base and wall units; Space and plumbing for washing machine and tumble dryer; Black worktops; Single sink and drainer with mixer tap; Central heating radiator; Ceiling light point; Half glazed composite entrance door to the rear garden elevation;

### **DINING ROOM**

With; A large wood effect double glazed picture window, to the front elevation; Wooden flooring; Ceiling light point; Central heating radiator; Coving;

### **BEDROOM FIVE/ SNUG**

What was once the primary bedroom in the original bungalow, this room can suit varying purposes as needed. With a double glazed picture window to the front elevation woodland and garden views; Built in cupboard storage; Carpet flooring; Ceiling light point; Central heating radiator;

### **FIRST FLOOR WC**

Having; Low level WC; Wash basin; Central heating radiator; Ceiling light point; Obscure double glazed wood effect window to the rear elevation;

### **LANDING**

With; Carpet flooring; Wall heater; Three ceiling light points; Doors to all rooms; Two short flights of stairs to the second floor landing;

### **BEDROOM ONE**

Comprising of; Built in storage to one wall; Wood effect Dormer window to the front elevation; Carpet flooring; Central heating radiator; Ceiling and wall light points; Half obscure glazed door to ensuite shower room;

### **ENSUITE SHOWER ROOM**

Having; Shower enclosure with wall mounted electric shower and screen door; Floating wash basin; WC; Built in storage with work tops above; Vertical heated towel rail; Ceiling light point; Wood effect tiled flooring; Velux window to the rear elevation;

### **BEDROOM TWO**

Comprising of; Built in storage; Wood effect Dormer window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point; Half obscure glazed door to the ensuite shower room;

### **BEDROOM TWO EN SUITE**

Having; Shower enclosure with wall mounted electric shower and screen door; Floating wash basin; WC; Built in storage with work tops above; Vertical heated towel rail; Ceiling light point; Wood effect tiled flooring; Velux window to the rear elevation;

### **BEDROOM THREE**

Double bedroom three has; Wood effect double glazed Dormer window to the front elevation; Central heating radiator; Carpet flooring; Ceiling light point;

### **BEDROOM FOUR**

A further double bedroom with; Wood effect double glazed Dormer window to the rear elevation; Central heating radiator; Carpet flooring; Ceiling light point;

### **FAMILY BATH AND SHOWER ROOM**

A spacious family bathroom comprising of; Large bath with central taps; Separate shower enclosure with wall mounted shower and side screen door; Double sink vanity storage unit; Half wall partitioned WC; Vertical heated towel rail; Ceiling light point; Obscure double glazed Dormer window to the rear elevation; Wood effect tiled flooring;

### **LANDING AND STAIRCASE**

A Low level window looks out to the front elevation, halfway up the two short runs of stairs, casting great light to the area. With; Oak handrails and square edged spindles; Carpet flooring; ceiling light points; Solid doors to the four second floor bedrooms and the family bath and shower room;

## **GARAGE**

The single garage has; An up and over door; Power and lighting. The wall mounted boiler was fitted two years ago, with guarantees in place; Door access to the under house storage area, occupying the full footprint of the house.

## **DRIVE**

From the double electric gates, with an intercom access system, a substantial block paved drive offers parking for multiple vehicles.

## **FRONT GARDEN**

With its large manicured lawn and mature trees, this great space frames the Woodland views beyond. With a front stone retaining wall, and hedge and fence borders to the sides. A side path and tall gate provide access to the rear of the property.

## **REAR GARDEN**

The private rear garden is predominantly laid to lawn, with a decked entertaining area running the full width of the property, directly from the house. The seating area has lighting and outdoor TV facilities. A wide expanse of steps lead up to the raised lawn area, with a Conifer border to the bottom and the two side borders being fenced. A large storage shed is tucked away to one side of the house, also benefiting from outdoor lighting and water supply.

## **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
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**Directions**

**Viewings**

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

**Council Tax Band**

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	