



Oughtibridge Lane, Oughtibridge, S35

Asking Price £525,000

- BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE WITH LOG BURNING FIRE
- THREE FURTHER BEDROOMS
- FREEHOLD - COUNCIL TAX BAND D - £2,268.65 PA
- GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- LARGE CONSERVATORY SITTING ROOM
- LARGE FAMILY BATH AND SHOWER ROOM
- OPEN PLAN KITCHEN, DINING AND BREAKFAST ROOM
- PRIMARY BEDROOM ONE WITH EN SUITE
- STUNNING REAR GARDEN

Oughtibridge Lane, Oughtibridge, S35

Welcome to this charming detached house located on Oughtibridge Lane in the picturesque village of Oughtibridge. This property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms and 2 bathrooms, there is ample space for everyone to enjoy. With a stunning, and immaculately maintained country style garden to the rear, ideally situated to unwind and watch the sun go down in an evening. Enjoying a tranquil setting, this house offers a peaceful retreat from the hustle and bustle of city life. The property features a spacious layout, allowing for comfortable living and privacy for all family members. One of the highlights of this home is the parking space available, ensuring convenience for you and your guests. Whether you're a growing family or someone who loves to host gatherings, this property has the space and amenities to cater to your needs. Don't miss the opportunity to make this house your home and enjoy the beauty of Oughtibridge living. Contact us today to arrange a viewing and take the first step towards owning this delightful property.



Council Tax Band: D



ENTRANCE HALLWAY

The new composite entrance door opens to the hallway with; Brand new luxury vinyl tiled flooring; Ceiling light point; Modern central heating radiator; Solid door to the cloakroom wc; Light provided to the area via a full height side window; Double Georgian style glazed doors lead through to the kitchen, dining and breakfast room;

KITCHEN DINING AND BREAKFAST ROOM

This lovely open plan family living space is great for entertaining, flowing through to double doors leading out to the rear garden. The whole space has been fitted with brand new wood effect luxury vinyl tile flooring. The dining area has; Modern central heating radiator; Recessed ceiling spotlights; Wood effect uPVC double glazed window to the side elevation; Space for dining table and chairs; The kitchen area has two island peninsula's, one incorporating the breakfast seating area and the other housing the four ring induction hob; Quartz worktops and returns; White wood effect paneled wall, base and drawer units, to include a large full height larder unit and two pull out corner base units; Integrated appliances including: Double Neff ovens, Neff four ring induction hob, Wall mounted Elica extractor fan, Dishwasher, Wine cooler and Fridge freezer; One and a half sink and drainer, with hose mixer tap; Under unit lighting; Recessed ceiling spotlights; Two uPVC double glazed patio doors open out to the rear garden; Solid door to under stairs storage space; Glazed Georgian style door to the lounge;

LOUNGE

The spacious rear facing lounge is a tranquil living space, offering amazing garden views beyond the conservatory; Having; Feature brick fireplace, with a newly installed log burning fire; A side facing uPVC double glazed window has been added to the space to increase the lovely light to the room; Carpet flooring; Two ceiling light points; Central heating radiator; Double glazed sliding patio door opening to the conservatory;

CONSERVATORY

This further tranquil sitting room has; Wood effect uPVC double glazed windows to three sides, with low brick built walls below; Carpet flooring; Ceiling light point; Central heating radiator; Double doors open to the rear garden;

CLOAKROOM WC

This modern cloakroom has; Dark oak effect vanity storage unit, with wash basin and wc; Mosaic tiled splash backs; Wood effect uPVC obscure double glazed window to the front elevation; Modern central heating radiator; Extractor fan; Recessed ceiling spotlight;

STAIRS RISING TO THE FIRST FLOOR

PRIMARY BEDROOM

The lovely primary bedroom has; Fitted wardrobe and dressing table storage, with matching free-standing bedside tables; Wood effect uPVC double glazed window to the rear elevation, with garden and countryside views; Carpet flooring; Central heating radiator; Ceiling light point; Half obscure glazed Georgian style door to the en suite;

EN SUITE SHOWER ROOM

The spacious en suite shower room could easily accommodate a bath if the new owners desired. Currently consisting of; Corner shower enclosure with curved screen doors and wall mounted shower; Pedestal wash basin; Low level wc with push button flush; Recessed ceiling spotlights; Central heating radiator; Tiled walls to wet areas; Wood effect uPVC double glazed window to the side elevation views; Vinyl flooring; Extractor fan; Recessed ceiling spotlights;

BEDROOM TWO

The second double bedroom has; Wood effect uPVC double glazed window to the rear elevator views; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Double bedroom three has; Fitted wardrobe and shelf storage; Wood effect uPVC double glazed Dormer window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM FOUR

Currently used as an office, bedroom four has; Wood effect uPVC double glazed Dormer window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATH AND SHOWER ROOM

This larger than average family bathroom comprises of; Corner bath with seat; Shower enclosure with wall mounted shower and curved screen doors; Vanity unit with wash basin; WC; Part tiled part painted walls; Wood effect flooring; Wood effect uPVC obscure double glazed window to the side elevation; Recessed ceiling spotlights; Vertical heated towel rail;

LANDING AND STAIRS

Having; Carpet flooring; Hatch access to fully boarded loft, with lighting; Solid doors to the four bedrooms and family bathroom; Ceiling light point;

GARAGE AND DRIVE

The garage has an up and over door with power and lighting. Space and plumbing for appliances. Housing the wall mounted boiler. The drive can easily accommodate at least six cars, dependent on size.

FRONT GARDEN

With; Natural stone wall borders. Lawn and mature planting including trees, hedges and shrubs. Access to the rear garden is gained through a gate to the right hand side of the house.

REAR GARDEN

This most beautiful rear garden has country style planting with many outstanding features. With a good sized lawn and two patio areas, the sun can be enjoyed throughout the day. An arbor planted with Roses and Wisteria, leads down through the garden to a vegetable patch, storage shed and paved seating area. Also having a raised Lily pond, log store, conifer hedging to one side and mature plants and trees. Ideally placed to watch the sunset throughout the Summer months.

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.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
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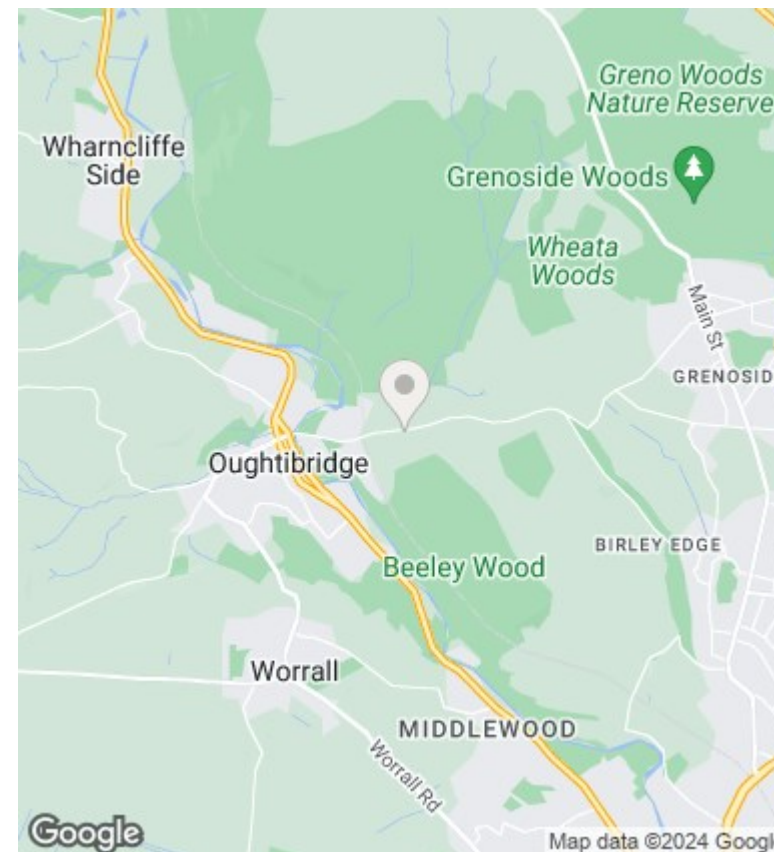






Total area: approx. 136.5 sq. metres (1469.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	