



## Langsett Road South, Oughtibridge, S35

Asking Price £495,000

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- SPLIT LEVEL ACCOMMODATION WITH SHORT FLIGHTS OF STAIRS BETWEEN FLOORS
- COUNCIL TAX BAND E - £2,772.79 - LEASEHOLD
- OPEN PLAN BREAKFAST KITCHEN, DINING AND FAMILY SITTING ROOM
- BEDROOM ONE WITH EN SUITE SHOWER ROOM
- FULL SECURITY SYSTEM
- LOVELY TRIPLE ASPECT LOUNGE
- NEW DOUBLE GLAZED WINDOWS THROUGHOUT

# Langsett Road South, Oughtibridge, S35

**\*\*STUNNING OPEN PLAN BREAKFAST KITCHEN, DINING AND FAMILY ROOM\*\*** The rare opportunity has arisen to purchase this amazing, individual four bedroom executive home. With many outstanding features, the focal point of which is the vendors addition of a garden room to the existing kitchen area, creating the sought after open plan living space. Located in the heart of Oughtibridge Village with its many local amenities. Access is gained via a private lane to this and to the two neighbouring properties. The property has split levels and briefly comprises of: Entrance hallway; Lounge; Utility room; Cloakroom wc; Stairs to the lower level; Open plan breakfast kitchen, dining family room; Short flight of stairs to the first floor; Two evenly sized double bedrooms; A few stairs up to the second floor; Master bedroom with ensuite shower room; Fourth bedroom; Family bath and shower room; Double garage; Large drive; Gardens to the front, side and rear;



Council Tax Band: E



### **ENTRANCE HALLWAY**

From opening the front door of this lovely home you will be impressed by the elegant, understated presentation throughout. The half obscure glazed composite entrance door gives access to the hallway, with; Carpet flooring; Central heating radiator with decorative cover; Two ceiling light points; Solid oak doors to the lounge, utility room and cloakroom wc;

### **LOUNGE**

This lovely living room benefits from excellent natural light, via triple aspect wood effect double glazed windows to the front, two to the side and one to the rear elevation; Wooden shutters; Feature fireplace; Carpet flooring; Coving; Ceiling and wall light points; Two central heating radiators;

### **UTILITY ROOM**

Conveniently situated on the ground floor, with composite entrance door access to the rear garden. Having; White wall and base units with Oak effect work tops; Single sink and mixer tap; Space and plumbing for under unit and freestanding appliances; Wall mounted boiler; Ceiling light point; Wood effect double glazed window to the rear garden;

### **CLOAKROOM WC**

A good sized cloakroom with; Wood effect tiled flooring; Wash basin set into a storage vanity unit; Low level wc with push button flush; Extractor fan; Wood effect obscure double glazed window to the front elevation, with fitted shutter; Ceiling light point; Central heating radiator; Space and hanging for coat and shoe storage;

### **SHORT FLIGHT OF STAIRS TO THE OPEN PLAN KITCHEN**

### **BREAKFAST KITCHEN, DINING AND FAMILY ROOM**

Created by the existing owners, this superb open plan living area ticks all the boxes, the entire space benefits from underfloor heating.

### **KITCHEN AREA**

Having white gloss wall, base and drawer units; Black gloss work tops; Breakfast seating island with storage base and drawer units, and incorporating a five ring gas hob with extractor hood above; Matt black tiled splash backs; One and a half sink and drainer with designer Quooker tap, dispensing instant boiling, filtered cold or aerated water; Set beneath a wood effect double glazed window to the front elevation, with fitted shutter; Under unit lighting; Integrated double oven, microwave and dishwasher; Central heating radiator; Recessed ceiling spotlights; Coving; Tiled floor throughout the space; Open to the dining area;

### **DINING AREA**

Having; Space for a good sized dining table and chairs; Wood effect double glazed window to the side elevation, with fitted shutters; Recessed ceiling spotlights; Space for upright fridge freezer; Open to the sitting space;

### **SITTING AREA**

This tranquil sitting area benefits from full length, black framed double glazed windows to three aspects. Taking in surrounding garden views, away from the bustle of the home, a truly lovely room. Also having; Double doors opening to the side, providing access to the paved seating area and garden beyond; Ceiling and wall light points; Two roof light windows;

### **STAIRS TO FIRST FLOOR BEDROOM**

### **BEDROOM TWO**

With; Built in wardrobes having sliding doors; Carpet flooring; uPVC double glazed window to the side elevation; Loft hatch access; Central heating radiator; Ceiling light point;

### **BEDROOM THREE**

With; Built in wardrobes having sliding doors; Carpet flooring; uPVC double glazed window to the front elevation, with fitted shutters; Central heating radiator; Ceiling light point;

### **SHORT FLIGHT OF STAIRS TO SECOND FLOOR**

### **BEDROOM ONE**

Beautifully presented Primary bedroom with; Bespoke walnut wood and glass fitted furniture, including wardrobes, drawers, TV recess, hotel style headboard and bedside tables; Wood effect double glazed window to the front elevation, with fitted shutters; Ceiling light point; Central heating radiator; Carpet flooring; Solid door to en suite shower room;

### **EN SUITE SHOWER ROOM**

The spacious luxury en suite shower has; Full width walk in shower, with wall mounted shower and side screen door; Double wash basins set into a stylish vanity unit, with drawer storage; Back to wall wc; Grey and contrasting botanical print wall tiles; Complimentary floor tiles; Recessed ceiling spotlights; Vertical heated towel rail; Extractor fan; Velux roof light window;

### **BEDROOM FOUR**

Having; Carpet flooring; Velux roof light window; Central heating radiator; Ceiling light;

### **FAMILY BATHROOM**

Comprising of; White corner bath, with tap fed wall mounted shower above; Pedestal wash basin; wc; Vertical heated towel rail; Fully tiled walls and flooring; extractor fan; Velux roof light window; Recessed ceiling spotlights;

### **STAIRS AND LANDING**

With; short runs of stairs to each split level; Contemporary Oak and glass paneled staircase and balustrade; Carpet flooring; Ceiling light points; Solid Oak doors to all rooms;

### **DOUBLE GARAGE AND DRIVE**

The spacious freestanding double garage has; Electric door with brand new motor; Storage shelving; Power and lighting; The large block paved drive envelops the front and side of the house, allowing for off road parking and turning for numerous vehicles;

### **GARDENS**

The front garden has a raised tiered planting area with plants and shrubs. Having a path leading to the front entrance door and round to each side of the house, leading into the rear garden.

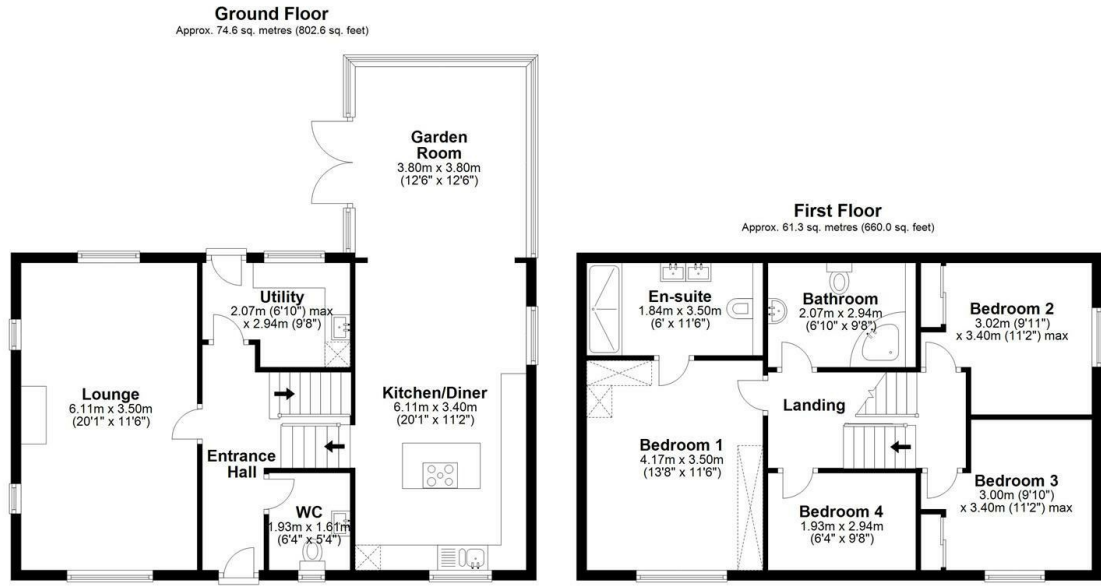
The rear garden is very Mediterranean in feel and has levels of lawn, paved seating and raised beds to the borders. Mature planting throughout with a manicured Conifer border providing shade and privacy to the side of the property. A beautiful space, with stone steps leading to the rear entrance door.

### **ADDITIONAL DETAILS**

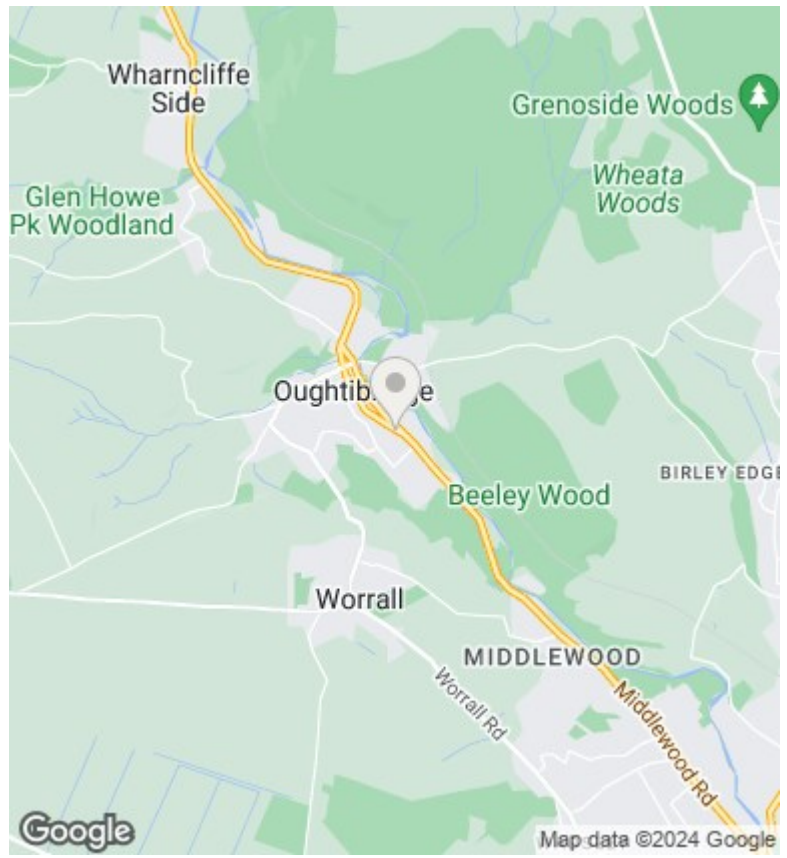
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.







Total area: approx. 135.9 sq. metres (1462.6 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

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	