



Stockarth Place, Oughtibridge, S35

Offers Over £600,000

- No chain - highly sought after location with rural views
- Excellent energy performance rating
- Close to amenities, bus and tram
- Energy efficient - Combined gas and electric yearly cost of £1000 in 2023
- Superb detached large family home
- Solar panels, battery and hot water tank system
- Freehold - Council tax band F - £3276.93
- In catchment for Outstanding Oughtibridge Primary School
- South facing garden, not overlooked
- Double garage and generous off road parking

Stockarth Place, Oughtibridge, S35

**** NO CHAIN ** FIVE DOUBLE BEDROOM DETACHED FAMILY HOME ** **LOW ENERGY COSTS**** The rare opportunity has arisen to purchase this spacious five double bedroom family home. Tucked away in a quiet cul-de-sac position on this sought after development, on the edge of Oughtibridge village. With numerous countryside and woodland walks on the doorstep, whilst being close to excellent bus, tram and road links into the City Centre and beyond. Benefitting from an excellent energy performance rating having a large solar panel installation, battery and a cost effective hot water cylinder. With generous sized rooms throughout the property briefly comprises of: Entrance hallway; Lounge with log burning fire; Formal dining room/ snug; Open plan kitchen and dining room; Utility room; Downstairs wc; Stairs to first floor; Five double bedrooms, two with en-suite shower rooms; Family bath and shower room; Double garage and drive; Front and rear gardens;



Council Tax Band: F



ENTRANCE HALLWAY

Access is gained through a part obscure glazed entrance door, with side window panel casting good light to the hallway. Having; Two central heating radiators; Ceiling light points; Carpet flooring; Internal doors to the downstairs wc, dining kitchen, dining room/ snug, with double Georgian style glazed doors opening to the lounge;

LOUNGE

A most attractive sitting room having; Feature fireplace with multi-fuel stove; Wall mounted TV point fittings above the mantel; uPVC double glazed window to the front elevation; Coving; Ceiling light point; Central heating radiator; Carpet flooring; Double doors opening up to the formal dining room/ snug which is currently utilised as a music room;

DINING ROOM/ SNUG

This multi-purpose room can be adapted to suit the needs of the buyer. Currently a music room and snug, but ideally placed to create a formal dining room, office or playroom as needed. The room has; Carpet flooring; Ceiling light point; Central heating radiator; Double glazed patio doors opening to the rear garden;

KITCHEN DINING ROOM

A great open plan space for the family to be together, enjoy and socialise with friends.

KITCHEN AREA

Incorporating a range of cream wall, base and drawer units; Black roll top work surfaces; Tiled splash backs; Single sink and drainer with mixer tap, with uPVC double glazed window above, looking out over the south facing rear garden; Integrated oven, four ring gas hob with an expellair unit above; Space for an American style fridge freezer and dishwasher; Wood effect luxury vinyl flooring; Recessed ceiling spotlights; An Island peninsula., with storage beneath, separating the space from the dining/ breakfast room;

DINING AND BREAKFAST AREA

This stunning space has lovely light cast down to it via a south facing beautiful arch window and dual aspect side facing uPVC double glazed windows. Also having; A feature apexed roof with the arched central window and patio doors opening to the rear elevation; Wood effect luxury vinyl flooring; Two central heating double radiators; Recessed ceiling spotlights;

UTILITY ROOM

Accessed from the kitchen and having; Base and wall cupboard storage; Light work tops with tiled splash backs; Space and plumbing for a washing machine and a tumble dryer; Single sink and drainer with mixer tap; Wood effect luxury vinyl flooring; Central heating radiator; Recessed

ceiling spotlights; Wall mounted high efficiency condensing boiler; A half obscure glazed entrance door to the side elevation; Door to the integral garage and another to the under stairs storage area;

DOWNSTAIRS WC

With; Vinyl flooring; WC; Pedestal wash basin; Ceiling light; Central heating radiator;

CENTRAL STAIRCASE RISING TO THE FIRST FLOOR

BEDROOM ONE

A large primary bedroom with; Large fitted wardrobe storage to one wall; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Door to en-suite;

EN SUITE SHOWER ROOM

Comprising of; Double width shower enclosure, with folding screen doors; Pedestal wash basin and wc; Vinyl flooring; Extractor fan; Central heating radiator; Ceiling light point; Obscure double glazed uPVC window to the front elevation;

BEDROOM TWO

Bedroom two has; An uPVC double glazed window to the rear elevation; Built in wardrobe storage; Carpet flooring; Central heating radiator; Ceiling light point; Door to en-suite;

EN SUITE SHOWER ROOM TO BED TWO

Comprising of; Double width shower enclosure, with folding screen doors; Pedestal wash basin and wc; Vinyl flooring; Extractor fan; Central heating radiator; Ceiling light point; Obscure double glazed uPVC window to the rear elevation;

BEDROOM THREE

With; An uPVC double glazed window to the front elevation; Fitted wardrobe; Central heating radiator; Ceiling light point; Carpet flooring;

BEDROOM FOUR

A further good sized double bedroom with; An uPVC double glazed window to the rear elevation; Fitted wardrobe; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM FIVE

Having; An uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY BATH AND SHOWER ROOM

Consisting of; Panelled bath; Pedestal wash basin and wc; Shower enclosure with wall mounted shower and screen doors; Obscure double glazed window to the side elevation; Tiled walls to wet areas; Central heating radiator; Ceiling light point; Vinyl flooring;

LANDING AND STAIRS

A central double hand railed staircase leads up from the entrance hallway to the first floor landing, with; Spindled balustrade; Three ceiling light points; Loft hatch access; Doors to the five bedrooms, family bathroom and storage cupboard, housing the high efficiency unvented Tribune XE hot water cylinder, with built-in thermal expansion designed to heat up rapidly using the coil-in-coil heat exchanger from gas boiler or solar panel system;

DOUBLE GARAGE AND DRIVE

Having; Off road drive parking for two to three vehicles; Two separate up and over doors, opening to one large open plan garage space; Power, lighting, workbench and shelving; Integral door leading into the utility room;

OUTSIDE

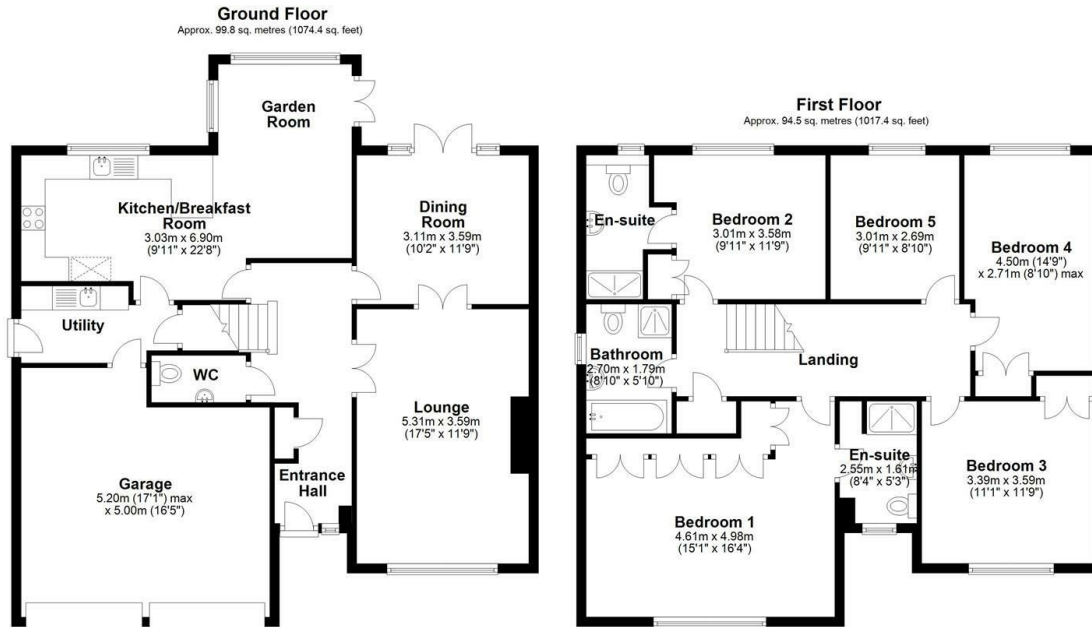
The front of the property has an open plan lawn with mature trees, bordering one side with a low wall bordering the other. To the rear the garden is predominantly laid to lawn with shrubs and fruit trees; Having a wooden pergola from the house and children's play area; A raised bed suitable for a vegetable plot or flower beds; Outdoor water supply; Security lights; CCTV cameras; Stunning woodland views beyond;

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.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

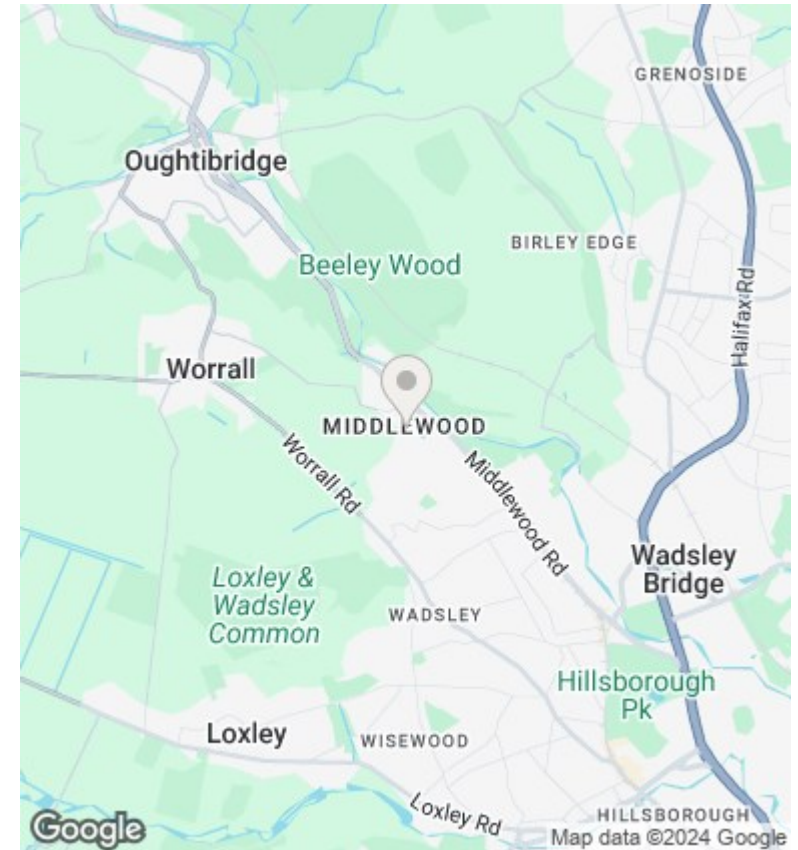






Total area: approx. 194.3 sq. metres (2091.9 sq. feet)

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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(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	