



## Clough Grove, Oughtibridge, S35

Offers Over £525,000

- PROPOSED PLANS IN PLACE FOR SIDE AND REAR EXTENSION
- EXCLUSIVE RESIDENTIAL DEVELOPMENT
- GREAT LOCAL AMENITIES
- FREEHOLD - QUIET END OF CUL DE SAC POSITION
- DETACHED FOUR BEDROOM EXECUTIVE HOME
- EXCELLENT SCHOOL CATCHMENT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- OPEN PLAN LIVING OPENING OUT TO THE REAR GARDEN
- WOODLAND BORDERING ONE SIDE OF THE GARDEN
- COUNCIL TAX BAND E - £2,772.79



# Clough Grove, Oughtibridge, S35

**\*\* SUPERB FOUR BEDROOM EXECUTIVE HOME \*\* QUIET END OF CUL DE SAC POSITION \*\* PLANS IN PLACE FOR REAR AND SIDE EXTENSION \*\***

Located at the bottom end of the much sought after Clough Grove development. This fantastic four bedroom detached property is the perfect home for the growing family. Close to excellent woodland walks, Oughtibridge park and the villages array of excellent amenities. Laying within the catchment for Oughtibridge Primary and Bradfield Secondary Schools. This great property briefly comprises of; Entrance hallway; Lounge; Open plan breakfast kitchen and dining room, with bi fold doors leading out to the rear garden; Playroom / Snug / Office; Downstairs wc; Stairs rising to the first floor; Primary bedroom with en suite; Three further good size bedrooms; Family bathroom; Driveway; Rear garden;



Council Tax Band: E



### **ENTRANCE HALLWAY**

Accessed via a part glazed entrance door leading to the welcoming hallway of this impressive property. Having; Glazed windows surrounding the door, casting good light to the area; Wood effect flooring; Ceiling light point; Stairs rising to the first floor; Open doorway into the open plan breakfast kitchen and dining room; Solid doors to the lounge, playroom and downstairs wc;

### **LOUNGE**

This bright space has; A large bay window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **OPEN PLAN BREAKFAST KITCHEN DINING ROOM**

A beautiful open plan family living space with lots of natural light shining in;

### **BREAKFAST KITCHEN AREA**

Comprising of; An expansive range of cashmere coloured wall, base and drawer units, with elegant white quartz worktops and upstands; Under unit lighting; Single sink and drainer with hose mixer tap; All appliances are integrated, including; Double oven, hob with extractor fan above, dishwasher, washing machine, fridge and freezer; uPVC double glazed window to the rear elevation; Recessed ceiling spotlights; Modern vertical central heating radiator; Breakfast bar peninsula with seating; Wood effect flooring;

### **DINING AREA**

Having; Panelled feature media wall, with points for a wall mounted TV; Gorgeous bi fold doors opening this family room out to the rear garden, ideal for entertaining; Recessed ceiling spotlights; Space for a table and chairs; Modern vertical central heating radiator; Wood effect flooring;

### **SNUG / PLAYROOM / OFFICE**

This versatile space can be utilised to meet the new buyers needs, with; A large uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Wood effect flooring;

### **DOWNSTAIRS WC**

With; WC: Wash basin; Fully tiled walls and flooring; Ceiling light point;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

This attractive primary bedroom has; Built in wardrobe storage; A uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Solid door to en suite shower room;

### **EN SUITE**

Consisting of; Shower enclosure with screen door; WC; Wash basin set into vanity storage unit; Fully tiled walls and flooring; uPVC double glazed obscure window to the side elevation; Vertical heated towel rail; Recessed ceiling spotlights;

### **BEDROOM TWO**

A further spacious double bedroom with; Built in wardrobe storage; Two uPVC double glazed windows to the front elevation; Carpet flooring; Ceiling light point; Two central heating radiators;

### **BEDROOM THREE**

Double bedroom three has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM FOUR**

With; Built in wardrobe storage; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Comprising of; Bath with wall mounted electric shower; WC and wash basin set into vanity storage unit; uPVC double glazed obscure window to the rear elevation; Tiled walls to wet areas; Vertical heated towel rail; Extractor fan; Ceiling light point; Tiled flooring;

### **FIRST FLOOR LANDING AND STAIRS**

Having; Carpet flooring; Ceiling light point; Loft hatch access; Solid doors to the four bedrooms and the family bathroom;

### **DRIVEWAY**

Off road parking with space for multiple vehicles;



### FRONT GARDEN

Pebbled bed to either side of the driveway; To the right hand side a pathway leads to the side of the property with a wooden gate into the rear garden;

### REAR GARDEN

This spacious rear garden has woodland to one side, creating a private space with; Paved entertaining area which leads out from the bi fold doors; The garden is then predominantly laid to lawn; A paved pathway runs down the middle; A small paved area sits at the rear of the garden; Fence and wall borders; To the side of the property there is a further paved area, currently housing two storage sheds;

### DISCLAIMER

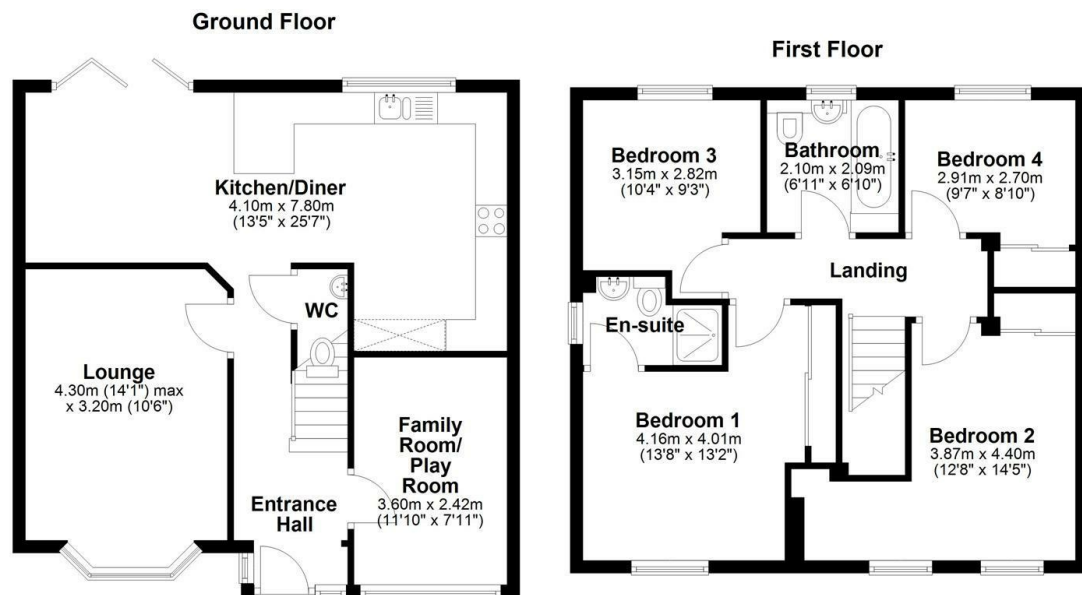
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic 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.











All measurements are approximate  
Plan produced using PlanUp.

**96 Clough Grove, Sheffield**



## 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>		<b>81</b>
(69-80) <b>C</b>	<b>70</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		
England & Wales		EU Directive 2002/91/EC