



Stockarth Place, Oughtibridge, S35

Asking Price £495,000

- NO CHAIN
- THREE RECEPTION ROOMS INCLUDING A CONSERVATORY
- CCTV AND SECURITY LIGHTING
- LOVELY DETACHED FAMILY HOME ON QUIET CUL-DE-SAC POSITION
- SPACIOUS BREAKFAST KITCHEN AND SEPARATE UTILITY ROOM
- COUNCIL TAX BAND E - £2966.12 PER ANNUM
- FOUR DOUBLE BEDROOMS - THREE WITH WARDROBE STORAGE
- INTEGRAL GARAGE AND DRIVE

Stockarth Place, Oughtibridge, S35

**** NO CHAIN ** FOUR BEDROOM DETACHED FAMILY HOME **** Nestled in the tranquil setting of Stockarth Place, Oughtibridge, S35, this charming detached house offers a perfect blend of comfort and elegance. Situated at the quiet end of a cul-de-sac, this property provides a peaceful retreat while still being conveniently located near local amenities. The home boasts four generously sized double bedrooms, ensuring ample space for family living or guests. The two well-appointed bathrooms add to the convenience, making morning routines a breeze. The heart of the home features three inviting reception rooms, ideal for both relaxation and entertaining. These spaces are designed to be warm and welcoming, perfect for family gatherings or quiet evenings in. The property is complemented by an integral garage and a driveway, providing secure parking and additional storage options. Outside, the lovingly tended gardens create a picturesque setting, offering a delightful space for outdoor activities or simply enjoying the fresh air. This residence is not just a house; it is a much loved home that promises comfort and serenity in a sought-after location. Whether you are looking to settle down with family or seeking a peaceful retreat, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.



Council Tax Band: E



ENTRANCE

Offering immediate kerb appeal, the property has an attractive Portico with a side column, giving covered access to the front entrance door;

HALLWAY

A part obscure glazed composite entrance door gives access to the welcoming hallway, with; Dark wood effect Karndean flooring; Two ceiling light points; Central heating radiator; Coving; Solid doors to the lounge, and downstairs cloakroom WC; Glazed Georgian style door opening to the Breakfast kitchen; Stairs rising to the first floor;

LOUNGE

Having; An uPVC double glazed bay window to the front elevation; Feature fireplace; Carpet flooring; Two central heating radiators; Two ceiling light points; Coving; Glazed internal double doors open to the dining room;

DINING ROOM

With; Carpet flooring; Coving; Ceiling light point; Central heating radiator; Patio doors to the conservatory; Solid door to the breakfast kitchen;

CONSERVATORY

This additional family sitting area has; Rear and side facing uPVC double glazed windows; Double patio doors open to the patio area; Laminate flooring; Ceiling light point;

BREAKFAST KITCHEN

This spacious breakfast kitchen comprises of; Cream wall, base and drawer units; Marble effect worktops and upstands; Tiled splash backs; Integrated double oven and four ring gas hob, with extractor hood above; One cupboard has an electricity supply for potentially installing a dishwasher if required; One and a half sinks and drainer with mixer tap; Set beneath an uPVC double glazed window to the rear garden elevation, with downlights above; Space for a good sized table and chairs; Tile effect Karndean flooring; Central heating radiator; Two ceiling light points; Solid door to the utility room;

UTILITY ROOM

Having; Roll top work surface with space and plumbing beneath, for under unit appliances; Wall mounted and full height cupboard storage; Tiled splash backs; Extractor fan; Ceiling light point; Tile effect Karndean flooring; Solid door to Integral garage; Half obscure glazed composite entrance door to the rear garden;

DOWNSTAIRS CLOAKROOM

Consisting of; WC; Wash basin set into a vanity storage unit; Ceiling light point; Tile effect Karndean flooring; Extractor fan;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Spacious in design this lovely primary bedroom has; Walk in wardrobe storage, with lighting; Further built in wardrobe storage area; An uPVC double glazed window to the front elevation; Coving; Ceiling light point; Central heating radiator; Solid door to the en suite shower room;

EN SUITE

Modern in design this upgraded en suite shower room has; White gloss vanity storage unit; Black glass wash basin and worktop; Shower enclosure with Electric wall mounted shower; Complimentary dry wall panelling; Karndean flooring; Ceiling light point; Extractor fan; Central heating radiator; Obscure uPVC double glazed window to the side elevation;

BEDROOM TWO

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

DOUBLE BEDROOM THREE

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

BEDROOM FOUR

Currently utilised as an office, double bedroom four comprises of; An uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATH AND SHOWER ROOM

With; Panelled bath, with telephone style hand held shower attachments; Pedestal wash basin; WC; Shower enclosure with wall mounted shower and side screen door; Tile effect Karndean flooring; Recessed ceiling spotlights; Part tiled part painted walls; Central heating radiator; Obscure double glazed window to the rear elevation;

LANDING AND STAIRS

Having; Carpet flooring; Central heating radiator; Coving; Ceiling light point; Loft hatch access; Solid doors to the four bedrooms, family bath and shower room and a cupboard storage area, housing the water tank;

INTEGRAL GARAGE & DRIVE

Having; An up and over door; Power sockets and lighting; Carpet flooring; White washed walls; Shelving; Door to utility room; Drive providing off road parking;

FRONT GARDEN

Benefiting from the corner plot position and has a lawn with mature shrubs and trees;

REAR GARDEN

This lovely rear garden has been landscaped to provide a beautiful low maintenance space to enjoy. Comprising of levels of patio and pebble beds interspersed with mature planting. Fence borders to the two sides and a stone wall to the bottom boundary. Also having CCTV cameras, security lighting and outdoor 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.

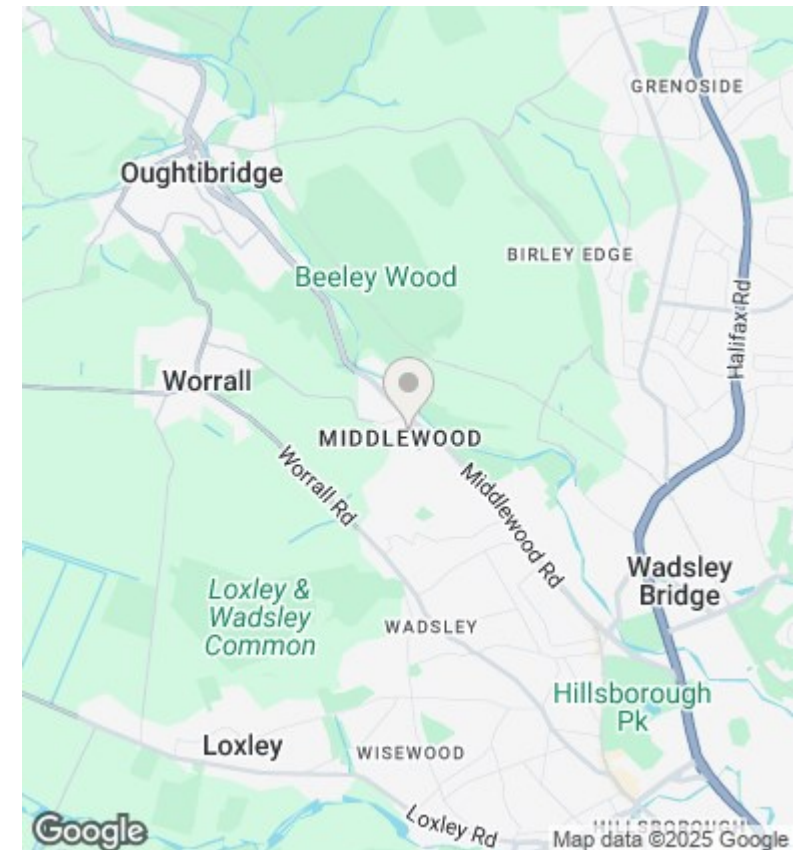
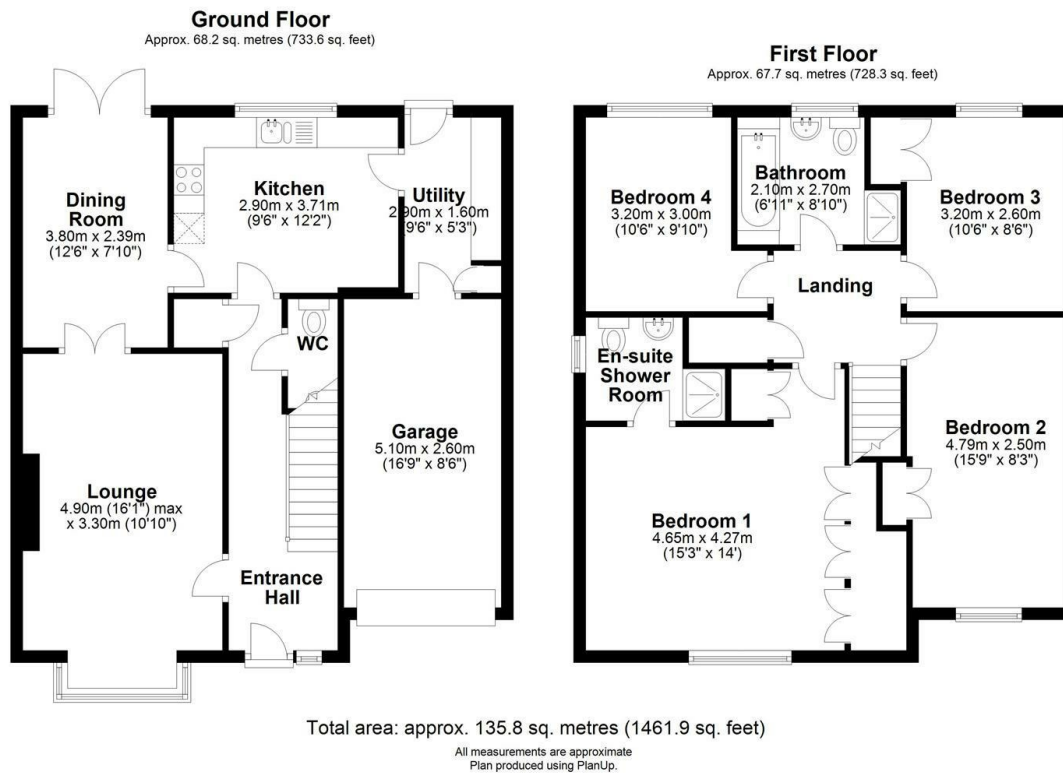
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.







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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		