



Rowborn Drive, Oughtibridge, S35

Asking Price £395,000

- Beautifully presented four-bedroom detached family home
- Two-storey side and rear extension providing spacious and versatile accommodation
- Stunning dual-aspect L-shaped kitchen with modern integrated appliances
- Bright through lounge featuring an attractive fireplace
- Four well-proportioned bedrooms, ideal for family living
- Generous driveway offering ample off-street parking
- Landscaped rear garden includes Summer House and Shed
- Freehold - Council tax band C - £2157.17

Rowborn Drive, Oughtibridge, S35

Beautifully presented four-bedroom detached family home, tucked away in a peaceful cul-de-sac close to open countryside (S35). Enhanced by a stylish two-storey side and rear extension, this property offers spacious and versatile living throughout. The stunning dual-aspect L-shaped kitchen features modern integrated appliances, flowing into a bright through lounge with a feature fireplace. Outside, a generous driveway provides ample off-street parking, while the landscaped rear garden boasts low-maintenance artificial turf, mature planting, and inviting entertaining areas, complete with a summer house and shed — perfect for relaxed family living.



Council Tax Band: C



ENTRANCE

A welcoming hallway accessed via a leaded obscure glazed uPVC entrance door, featuring carpeted flooring, central heating radiator, ceiling light, decorative coving, a side-facing uPVC double-glazed window with fitted blind, stairs to the first floor, and an oak door leading to the kitchen.

KITCHEN

A spacious L-shaped kitchen spanning the side and rear extension, fitted with an extensive range of light grey wall, base, and drawer units with under-unit lighting, marble-effect worktops and returns, and brick-style tiled splashbacks. The kitchen features a black single sink and drainer with mixer tap beneath a rear-facing uPVC double-glazed window, integrated fridge freezer with additional under-unit freezer, two ovens with five-ring gas hob and extractor fan, and space with plumbing for a washing machine and dishwasher. Dual-aspect windows to the front and rear and doors to both elevations allow plenty of natural light, complemented by two central heating radiators and three ceiling light points. Oak doors provide access to under-stairs storage and the through lounge dining room.

LOUNGE DINING ROOM

This family living space features oak-effect flooring throughout, with the lounge offering a feature fireplace with downlights and electric fire, a uPVC double-glazed bay window to the front, ceiling light point, decorative coving, central heating radiator, and an obscure-glazed porthole window to the side. The dining section includes a ceiling light point, central heating radiator, coving, and patio doors opening onto the rear entertaining patio.

STAIRS RISING TO THE FIRST FLOOR LANDING

The staircase features a painted spindle banister and balustrades with carpeted flooring, leading to a landing with loft hatch access, ceiling light point, and oak doors to the four bedrooms and family bathroom.

BEDROOM ONE

Bedroom one features a good range of fitted light wood wardrobes and drawers, carpeted flooring, central heating radiator, coving, ceiling and wall light points, and dual-aspect uPVC double-glazed windows to the front and side, offering pleasant views.

BEDROOM TWO

Bedroom two offers fitted wardrobe storage, carpeted flooring, ceiling light point, coving, central heating radiator, and a rear-facing uPVC double-glazed window.

BEDROOM THREE

Bedroom three, situated over the side extension, features carpeted flooring, two ceiling light points, a central heating radiator, and double-glazed windows to the front and rear elevations.

BEDROOM FOUR

Bedroom four features carpeted flooring, a central heating radiator, ceiling light point, and a rear-facing double-glazed window.

FAMILY BATHROOM

The family bathroom features a 'P'-shaped bath with wall-mounted shower, including a rainhead and handheld attachments with a side screen door, complemented by drywall panelling for a modern finish. It also includes a wash basin and WC set into a vanity storage unit, wood-effect vinyl flooring, vertical heated towel rail, recessed ceiling spotlights, and louvre-doored storage housing the wall-mounted boiler, with an obscure double-glazed window to the front elevation.

FRONT DRIVE

The property features a block-paved front driveway with space for multiple vehicles, a hedged border to one side and an open-plan layout to the other, complemented by a section of planting. Doors provide access to both the main hallway and the kitchen extension.

REAR GARDEN

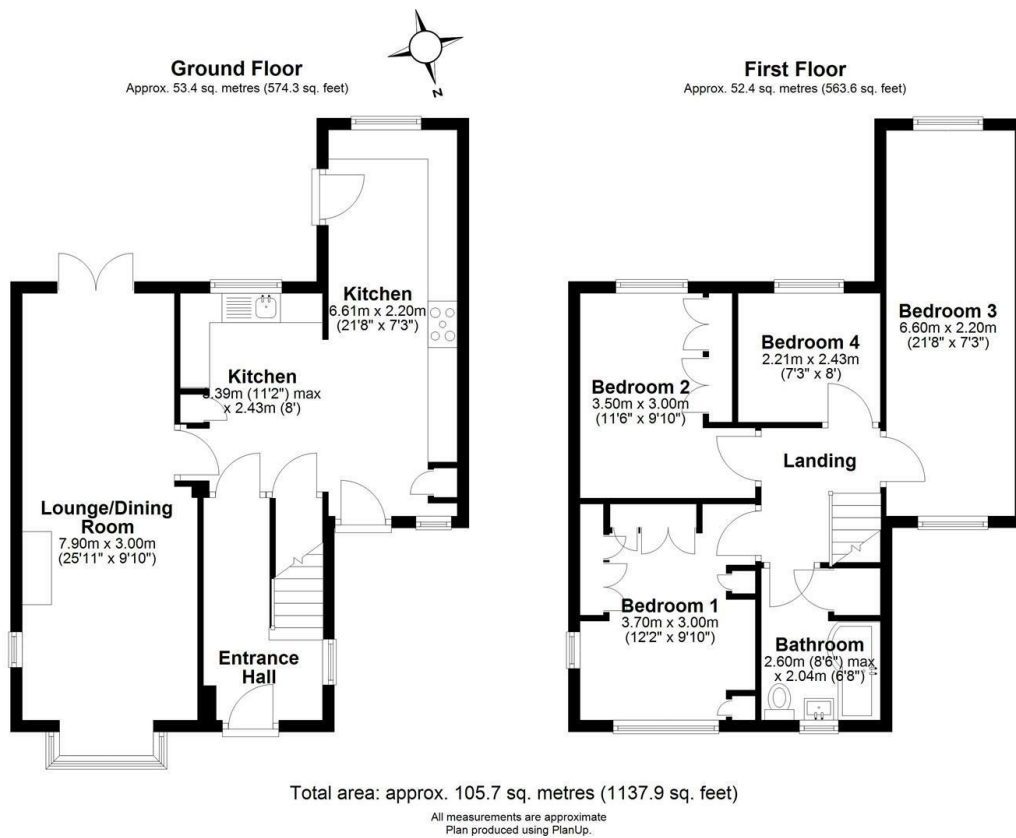
The property boasts a beautifully landscaped rear garden, featuring a paved patio area with a privacy screen, steps leading up to a large artificial lawn with planted borders, and further steps with a rockery-planted bed leading to an additional artificial lawn area, summer house, shed, and water feature. The garden is enclosed by fencing and manicured hedge borders, creating a private and low-maintenance outdoor space.

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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		