



## Clough Grove, Oughtibridge, S35

Asking Price £575,000

- VIEWING ESSENTIAL - IMMACULATEDLY PRESENTED THROUGHOUT
- FOUR BEDROOM DETACHED FAMILY HOME
- COUNCIL TAX BAND E - £2,920
- HIGHLY DESIRABLE CUL DE SAC LOCATION
- PRIMARY BEDROOM WITH ENSUITE SHOWER ROOM
- FREEHOLD
- DOUBLE GARAGE AND DRIVEWAY
- SOUTH FACING REAR GARDEN

# Clough Grove, Oughtibridge, S35

**\*\* VIEWING ESSENTIAL – SOUGHT-AFTER VILLAGE LOCATION \*\***

Set on one of the village's most desirable streets, this beautifully presented four-bedroom family home offers generous living throughout and the rare advantage of off-road parking and a double garage. The accommodation includes an inviting entrance hallway, a spacious lounge leading into a bright conservatory garden room, a well-proportioned kitchen/dining room, a formal dining room and a convenient downstairs WC. Upstairs boasts a superb principal bedroom with ensuite shower room, three further double bedrooms and a modern family bathroom. Outside, the property enjoys a charming front garden and a wonderful wrap-around rear garden, perfect for families and entertaining. A fantastic opportunity in a highly sought-after location.



Council Tax Band: E



## ENTRANCE HALLWAY

Accessed through a modern composite door with a uPVC side window, this bright hallway makes an immediate impression with its stylish design and quality finish. Wood-effect Karndean flooring, featuring a decorative inlay, is complemented by a contemporary geometric feature wall, setting a sophisticated tone. A ceiling light and central heating radiator add both comfort and practicality. Oak glazed doors lead into the lounge and kitchen, while double-glazed doors open to the formal dining room. A solid door provides access to the downstairs WC. The carpeted staircase, with its classic white balustrades, rises to the first floor, acting as an elegant focal point in this inviting space.

## LOUNGE

Boasting engineered wood flooring, this bright lounge is filled with natural light from a uPVC double-glazed window to the front elevation. A central heating radiator keeps the space cozy, while a feature gas fireplace and stylish wall lights add both warmth and character. Glazed double doors lead into the conservatory, offering a seamless transition between the two spaces and enhancing the room's open, airy feel.

## KITCHEN DINING ROOM

This spacious kitchen-dining room features a stylish blend of cream and maroon wall, base, and drawer units, all topped with sleek quartz worktops and upstands, complemented by under-unit lighting for a modern touch. The kitchen is fitted with integrated appliances, including a fridge/freezer, dishwasher, microwave, and washing machine, with plenty of room for a range cooker beneath a contemporary extractor and black splashback. A one-and-a-half sink is positioned beneath a uPVC double-glazed window, offering a view of the rear garden. The room is further enhanced by two ceiling lights, a central heating radiator, and Karndean tile-effect flooring. There's ample space for a dining table and chairs, and a glazed uPVC door provides convenient access to the garden.

## CONSERVATORY GARDEN ROOM

Accessed via double doors from both the lounge and the kitchen/dining room, this bright and spacious conservatory-style garden room benefits from tiled flooring and windows to all aspects, allowing an abundance of natural light throughout the day. A solid roof ensures comfortable, year-round use. Double doors open directly onto the rear garden, while a log burner and multiple power points enhance its versatility, making it an inviting additional living space in all seasons.

## FORMAL DINING ROOM

A bright formal dining room with wood-effect flooring and a uPVC double-glazed window to the front elevation. Complete with a ceiling light point and central heating radiator, the room provides ample space for a dining table and chairs.

## DOWNSTAIRS WC

A convenient downstairs WC featuring a WC and wash basin, with a Karndean wood-effect floor and an obscure-glazed window to the front elevation. Complete with a ceiling light point and central heating radiator.

## STAIRS RISING TO THE FIRST FLOOR

### BEDROOM ONE

A spacious primary bedroom featuring two built-in double wardrobes for ample storage and a uPVC double-glazed window to the rear elevation. Finished with wood-effect flooring and a ceiling light point, the room also benefits from a solid door leading to the ensuite shower room.

### ENSUITE SHOWER ROOM

A modern ensuite featuring a WC and washbasin set into a vanity storage unit, with additional storage to one wall. A shower enclosure with rainhead and screen door completes the room, alongside an obscure rear window, dry wall paneling, extractor fan, and wood-effect flooring.

### BEDROOM TWO

A generously sized double bedroom with a uPVC double-glazed window to the front elevation. The room features built-in wardrobe storage, a ceiling light point, central heating radiator, and wood-effect flooring.

### BEDROOM THREE

A bright double bedroom with a uPVC double-glazed window to the rear elevation. Finished with wood-effect flooring, a ceiling light point, and a central heating radiator.

### BEDROOM FOUR

A comfortable third bedroom with a uPVC double-glazed window to the rear elevation. The room features built-in wardrobe storage, wood-effect flooring, and a ceiling light point.

### FAMILY BATHROOM

A well-appointed family bathroom featuring a WC and wash basin set into a vanity storage unit, and a bath with a handheld telephone attachment. Part-tiled walls surround wet areas, with an obscure-glazed window to the front elevation, an extractor fan, and vinyl flooring completing the room.

### FIRST FLOOR LANDING AND STAIRS

A practical first-floor landing, approached via a gently rising staircase, fitted with soft carpet underfoot. Solid doors lead to the four bedrooms and family bathroom, while a loft hatch provides convenient access to additional storage. A ceiling light point ensures the space is well-lit, creating a functional and welcoming central hub for the home.

## DOUBLE GARAGE AND DRIVEWAY

The driveway provides parking for multiple vehicles and leads to a double garage with an electric door, power, and lighting. A side entrance door offers convenient access to the rear garden.

## FRONT GARDEN

The front garden is predominantly laid to lawn, with a paved pathway leading to the entrance. Mature shrubs, planting, and a hedge border add privacy and charm.

## REAR GARDEN

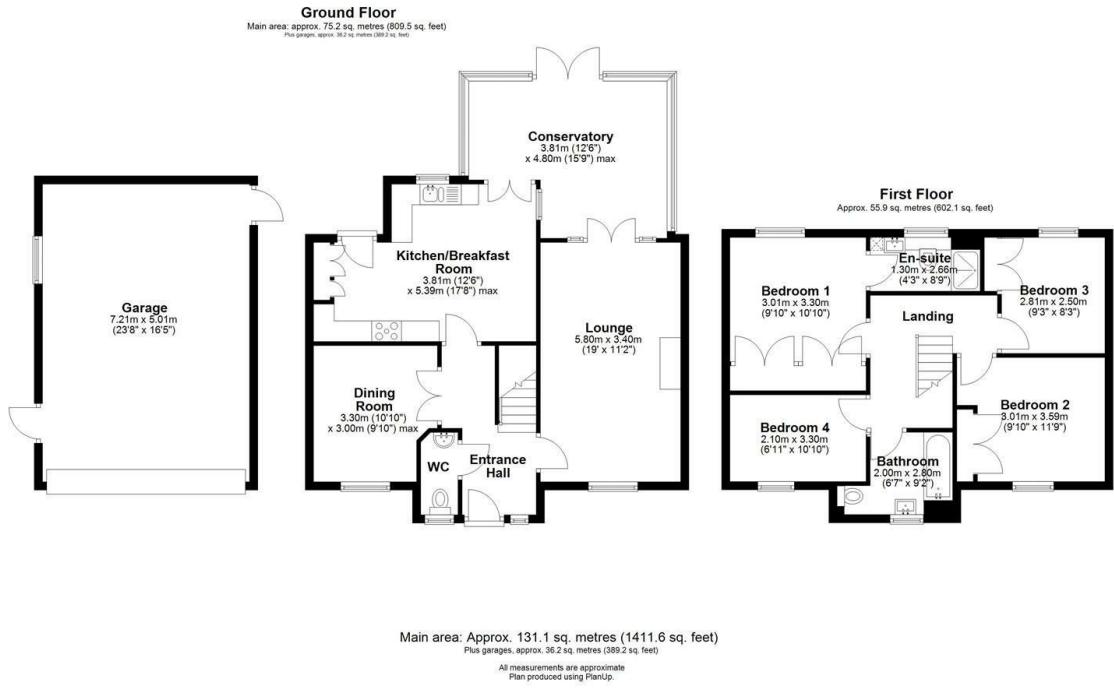
The rear garden wraps around the house, offering a variety of distinct areas. From the kitchen, a paved pathway leads to a lawn surrounded by pebble beds, mature shrubs, trees, and planting, with plenty of space for seating. A paved entertaining area extends from the conservatory, perfect for relaxing, while additional pebble beds continue around the house to another paved seating area with further planting. The garden is enclosed by fence and hedge borders, providing privacy and a serene atmosphere.

## DISCLAIMER

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## 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	72	76
(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	