





## Birch Close, Oughtibridge, S35 0BX

Offers Over £495,000

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## Why You'll Love It

From the moment you step into the welcoming entrance hallway, the quality and thoughtful upgrades are immediately apparent. To the left, the living room is a calm and comfortable retreat, enhanced by a bay window that draws in plenty of natural light and frames pleasant views towards the surrounding woodland. It's a perfect space to relax in the evenings or enjoy quieter moments away from the main living areas.

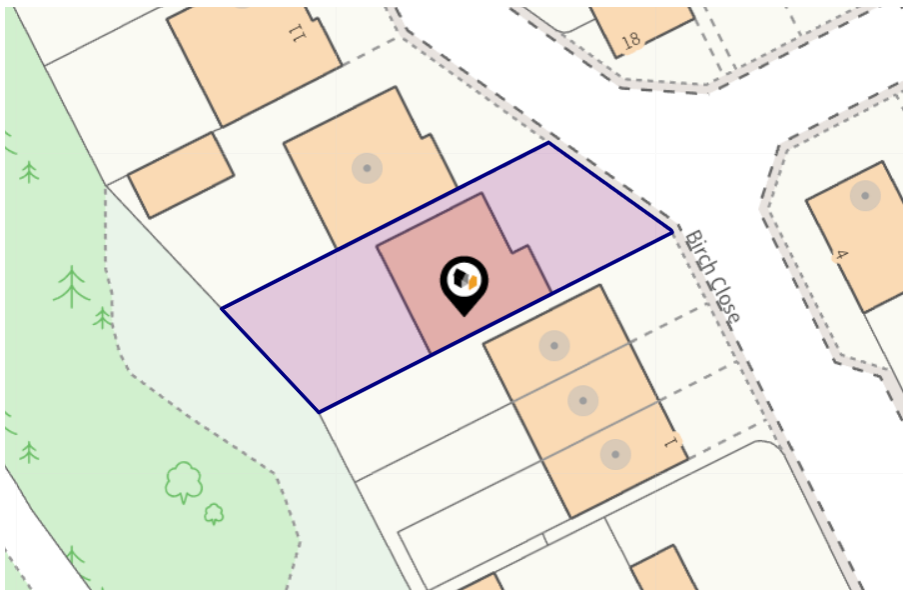
Practicality has been carefully considered throughout, with useful under-stairs storage and a stylish downstairs WC located off the hallway. To the rear of the home, the property really comes into its own with an impressive open-plan kitchen, dining and living space designed for modern family life and entertaining. Finished to a high specification, the kitchen features upgraded fittings and a full range of built-in appliances creating a sleek, uncluttered look.

Flowing seamlessly from the kitchen area, the dining and living space is ideal for both everyday living and hosting friends and family. Patio doors open directly onto the rear garden, allowing indoor and outdoor living to blend beautifully during warmer months. The adjoining utility room adds further convenience, with dedicated space for a washing machine and dryer, keeping household tasks tucked neatly away.

Upstairs, the sense of space continues with four double bedrooms, all suitable for family use, guests or home working. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom which consists of walk in shower, separate bath, w.c and sink which is all finished to the same high standard as the rest of the home. This home offers plenty of storage throughout, with the loft providing a fully boarded space, while the remaining storage is perfect for everyday use. Throughout, the décor is modern, neutral and immaculately presented, allowing any new owner to move straight in without lifting a finger.

Outside, the rear garden is private and well-balanced, featuring a patio seating area, lawn, and an external water tap—ideal for





- Built In 2022 - Warranty Still Valid
- Detached Family Home
- Open Plan Kitchen, Diner and Family Space
- Private Rear Garden
- Great Spot With Woodland Views To The Front and Rear
- Four Good Sized Bedrooms
- High Spec Throughout
- Separate Utility Room
- Parking and Garage
- Perfect For Commuting Into The City



Score	Energy rating	Current	Potential
92+	<b>A</b>		93 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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