

Saxton Mee



Rowborn Drive Oughtibridge Sheffield S35 0JR
Price £300,000

St Luke's
Sheffield's Hospice

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Sheffield S35 0JR

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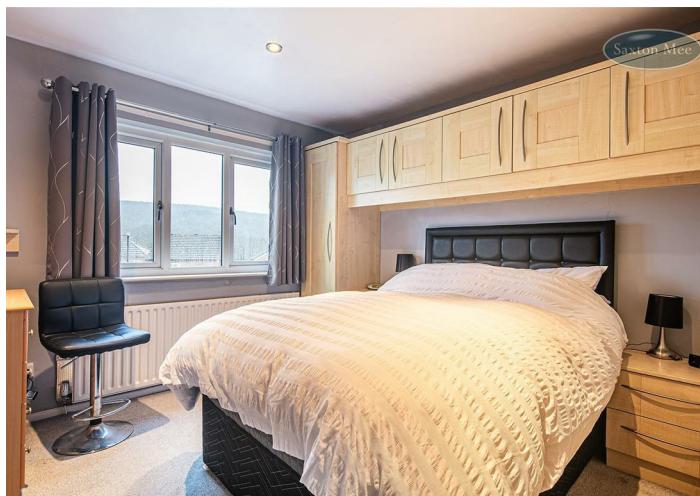
**** FREEHOLD ** SOUTH FACING REAR GARDEN **** Situated on this attractive corner plot on this quiet cul-de-sac is this three bedroom detached property which enjoys gardens to the front and rear and benefits from a driveway providing off-road parking, a summer house, uPVC double glazing and gas central heating. Oughtibridge hosts a range of amenities, eateries and public houses along with excellent public transport links and well regarded local schools.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a composite door into the entrance hall with access into the spacious kitchen/diner. The upgraded open plan kitchen/diner has a range of units with new Quartz worktops and a breakfast bar. Integrated appliances include an electric oven, four ring hob with extractor above, housing and plumbing for a dishwasher and washing machine. There is ample space for a dining table and chairs, an under stair storage cupboard and side uPVC entrance door. New bi-fold doors open into an extended garden room with a recently insulated roof and uPVC French doors opening onto the rear garden. From the kitchen, double doors open into the lounge with a cast-iron stove, which is the focal point of the room.

From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the three bedrooms and the shower room. The principal bedroom benefits from fitted wardrobes and cupboards. Double bedroom two is to the rear aspect. Bedroom three is to the rear. The modern and contemporary shower room has a chrome towel radiator, a cupboard over the stairs which houses the gas boiler, a shower enclosure, WC and wash basin with vanity unit.

- WELL PRESENTED THREE BEDROOM DETACHED PROPERTY
- SPACIOUS KITCHEN DINER
- GARDEN ROOM & LOUNGE
- MODERN & CONTEMPORARY SHOWER ROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY
- SUMMER HOUSE
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORKS





OUTSIDE

To the front of the property is a lawned garden and a block paved driveway providing off-road parking for two cars. To the rear is the fully enclosed garden with a patio, lawn, wooden decked terrace and summer house.

LOCATION

Situated in this superb location in the village of Oughtibridge which boasts excellent amenities including a bakers, Co-op supermarket, hairdressers, takeaway and public houses. Excellent catchment for schools including Oughtibridge Primary which has an Ofsted Outstanding rating at its latest inspection and Bradfield Secondary. Oughtibridge Park, beautiful countryside, outstanding views and yet only 5miles from Sheffield centre. Motorway connections. Park and ride at both Middlewood and Malin Bridge.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

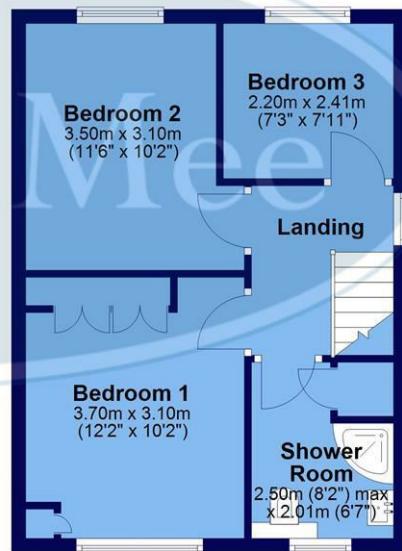
Ground Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	71
(B1-B4) B	77
(C5-C8) C	
(D9-D4) D	
(E5-E4) E	
(F1-F8) F	
(G1-G8) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	71
(B1-B4) B	74
(C5-C8) C	
(D9-D4) D	
(E5-E4) E	
(F1-F8) F	
(G1-G8) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	