



Ash Close, Oughtibridge Mill, S35 0BY

£347,500

🛏 3 🚿 2 🛋 2



This well-presented home offers versatile and thoughtfully designed living space throughout. A composite front door opens into a welcoming entrance hall with a downstairs WC, utility cupboard with plumbing for a washing machine, and housing the gas boiler. From here, access leads to a study and a stylish kitchen fitted with a range of wall, base and drawer units, contrasting worktops, and integrated appliances including an electric oven, dishwasher, fridge freezer and four-ring hob with extractor. The kitchen flows seamlessly into the dining area, where uPVC French doors open onto the rear garden, creating an ideal setting for indoor-outdoor dining.

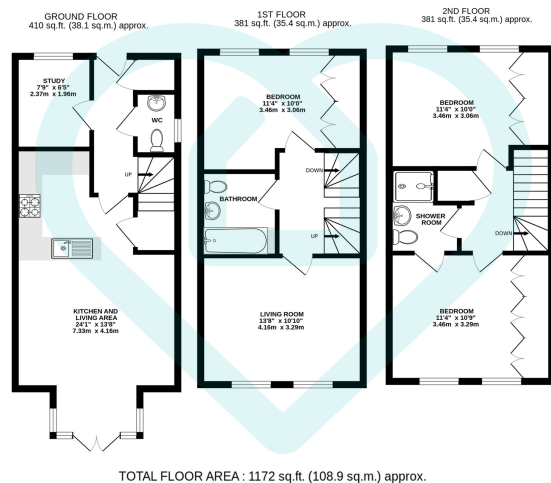
To the first floor, the landing gives access to a bright lounge with two rear-facing windows, a double bedroom with bespoke fitted wardrobes to the front aspect, and a modern family bathroom featuring a bath with overhead shower, WC and wash basin. A further staircase rises to the second floor, where there are two additional double bedrooms, both with bespoke fitted wardrobes, and a Jack and Jill shower room. The principal bedroom enjoys a rear aspect, while bedroom two is positioned to the front.

Externally, the property benefits from a driveway to the side providing off-road parking, and to the rear, a fully enclosed garden with a decked terrace and lawned area. The home benefits from solar panels and an electric car charger point.

Oughtibridge Mill is a highly desirable riverside development set within the picturesque Don Valley on the edge of Sheffield. Surrounded by mature woodland, rolling countryside and scenic walking routes, the area offers a rare blend of peaceful, semi-rural living with excellent access to local amenities. The village of Oughtibridge provides shops, cafés, pubs and essential services, while nearby Stocksbridge and Sheffield city centre are easily reached by road and public transport.

A standout feature of the area is The Old Mill, now home to the award-winning Jöro restaurant, which has become a destination in its own right. With the River Don running through the valley, nearby woodland trails, and the Peak District just a short drive away, Oughtibridge Mill is ideal for those who enjoy outdoor living without sacrificing convenience. The development is particularly popular

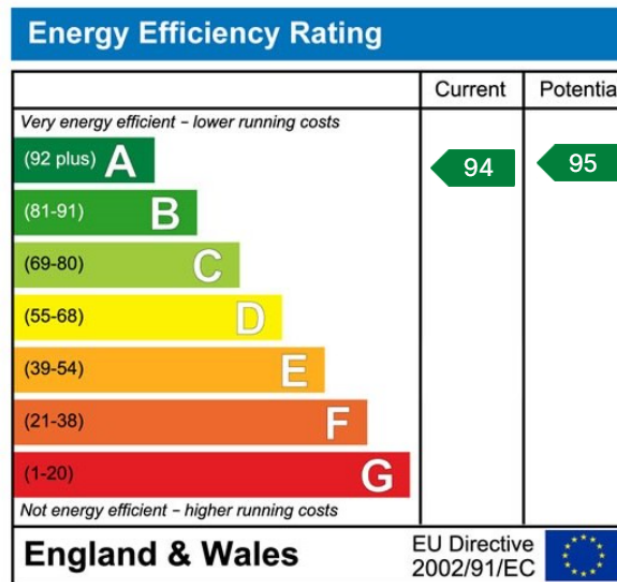




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Picturesque riverside location in Oughtibridge Mill
- Peaceful, semi-rural living with local amenities nearby
- Easy access to Stocksbridge and Sheffield city centre
- River Don runs through the valley with scenic walking trails
- Popular with professionals and families
- Surrounded by mature woodland and countryside
- Village of Oughtibridge offers shops, cafés, pubs, and services
- Home to the award-winning Jōro restaurant at The Old Mill
- Close to Peak District for outdoor activities
- Solar panels and electric car charger point.



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
 Company Reg Number: 08610489
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment

- 0114 232 1764
- sales@morfittsmith.co.uk
- lettings@morfittsmith.co.uk
- newhomes@morfittsmith.co.uk
- www.morfittsmith.co.uk
- @MorfittSmith
- @MorfittSmith
- MorfittSmith Estate & Letting Agent