UNITED UH HOMES







Church Close, Oughtibridge, S35

Asking Price £410,000

- FOUR-BEDROOM DETACHED HOME
- OPEN-PLAN KITCHEN DINING ROOM
- GARAGE & LOW-MAINTENANCE REAR GARDEN
- PRISTINE CONDITION THROUGHOUT
- PRINCIPAL BEDROOM WITH EN-SUITE
- LEASEHOLD WITH 250 YEARS REMAINING
- SPACIOUS LOUNGE
- OFF-ROAD PARKING FOR THREE VEHICLES
- COUNCIL TAX BAND C

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Viewing is highly recommended | A beautifully maintained four-bedroom detached home, presented in pristine condition and ready for the new owner to move straight into. Having been exceptionally well cared for by the current vendor, the property offers generous and thoughtfully arranged accommodation, including a separate lounge and an impressive open-plan kitchen/dining space with ample room for family living and double doors opening onto the rear garden. The property briefly comprises an entrance porch, spacious lounge, open-plan kitchen/dining room, utility room and downstairs WC, with stairs rising to the first floor. The first floor provides a principal bedroom with ensuite shower room, three further bedrooms and a modern family bathroom. Externally, the property benefits from a low-maintenance rear garden, off-road parking for up to three vehicles and a garage providing excellent additional storage. Ideally situated just a short distance from Oughtibridge Primary School, local shops and a range of amenities, this is a home that needs to be viewed to be fully appreciated.

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Council Tax Band: C





ENTRANCE PORCH
Steps lead up to the entrance porch, which features a part obscure-glazed composite entrance door, carpeted flooring, windows to three aspects, an electric heater, a recessed ceiling and spotlights. A part-glazed solid oak door leads through into the lounge.

LOUNGE
A spacious lounge with a large front-facing window, creating a bright and comfortable main reception space. The room features an electric fireplace with a complementary surround incorporating spotlights, two ceiling light points and a central heating radiator, with stairs rising to the first floor. A part-glazed solid oak door leads through to the kitchen dining room.

OPEN PLAN KITCHEN DINING ROOM
The impressive kitchen dining room is fitted with a range of wall, base and drawer units, complemented by matching worktops and upstands, with one wall finished in the same material for a cohesive look. Integrated appliances include a double oven, gas hob with extractor hood, under-unit fridge and dishwasher. Under-unit lighting complements the contemporary finish, with a one-and-a-half bowl sink and drainer positioned beneath a window overlooking the rear elevation. There is also ample space for a dining table and chairs, making this a practical space for everyday dining and entertaining.

The room is finished with Kardean designer flooring, recessed ceiling spotlights and a vertical central heating radiator. Double doors open directly onto the rear garden, while a solid oak door provides access to useful under-stair storage. A part-glazed oak door leads through to the utility room.

UTILITY ROOM
The Kardean designer flooring continues into the utility room, which is fitted with a range of matching wall and base units with worktops and upstands, together with a single sink and drainer positioned beneath a window overlooking the rear elevation. There is space and plumbing for a washing machine and tumble dryer, along with space for an upright fridge freezer. Recessed ceiling spotlights complete the room, while a solid oak door leads to the downstairs WC. A part obscure-glazed composite entrance door provides direct access to the side garden, with a few steps leading down from the door.

DOWNSTAIRS WC
Continuing the Kardean designer flooring from the utility room, the downstairs WC features a WC and wash basin set within a vanity unit. The room is finished with a central heating radiator, recessed ceiling spotlights and an extractor fan.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
A generous principal bedroom featuring a large window overlooking the front elevation, carpeted flooring, recessed ceiling spotlights and a central heating radiator. The room offers excellent space for a range of wardrobe storage, with a solid oak door providing access to the ensuite shower room.

EN SUITE SHOWER ROOM
The ensuite shower room features fully tiled walls and flooring, with a WC and wash basin set within a stylish vanity storage unit. A walk-in shower enclosure is fitted with both a wall-mounted and hand-held shower attachment, complemented by a glass screen. An obscure-glazed window overlooks the rear elevation, with a vertical heated towel rail, central heating radiator and extractor fan completing the room.

BEDROOM TWO
A spacious second bedroom featuring a large window overlooking the front elevation, carpeted flooring, coving, a ceiling rose, ceiling light point and a central heating radiator.

BEDROOM THREE
The third bedroom offers excellent proportions, with a window overlooking the rear elevation, carpeted flooring, a ceiling light point and central heating radiator.

BEDROOM FOUR
The fourth bedroom enjoys a front-facing window, with carpeted flooring, a ceiling light point and central heating radiator.

FAMILY BATHROOM
A modern family bathroom finished with fully tiled walls and flooring, featuring a WC, floating wash basin and bath with both wall-mounted and hand-held shower attachments. An obscure-glazed window overlooks the rear elevation, with recessed ceiling spotlights, an extractor fan and vertical central heating radiator completing the room.

FIRST FLOOR LANDING AND STAIRS
The first floor landing features contemporary oak balustrades with glass panelling continuing along the landing and down the staircase, creating a refined finish. There is carpeted flooring, recessed ceiling spotlights, a central heating radiator and loft hatch access with power. Solid oak doors lead to all four bedrooms, the family bathroom and a useful storage cupboard.

GARAGE
The garage provides excellent additional storage space and benefits from power and lighting,

while also housing the boiler. A solid door opens directly onto the rear garden, with an up-and-over door providing access from the front of the property.

DRIVEWAY

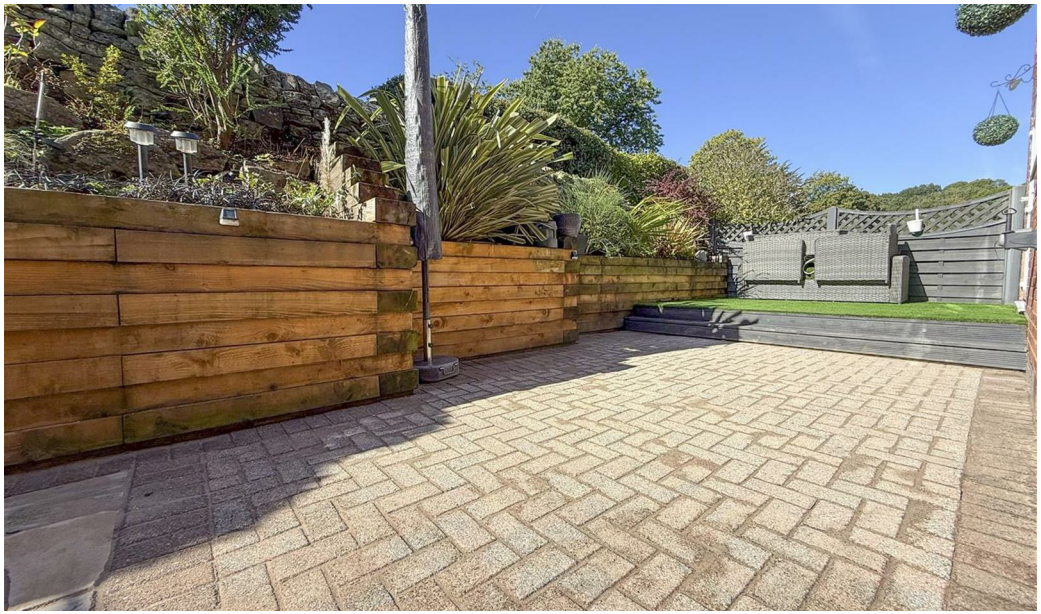
To the front of the property is a paved driveway providing parking for up to three cars, with steps leading up to the entrance porch. An iron gate provides access to the side of the property and through to the rear garden.

REAR GARDEN

The low-maintenance rear garden is predominantly paved, providing excellent space for outdoor seating and entertaining. A few steps lead up to a further section with artificial lawn and an additional seating area, with double doors opening directly into the kitchen dining room. The garden is complemented by planted borders, with a combination of stone and fenced boundaries.

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.
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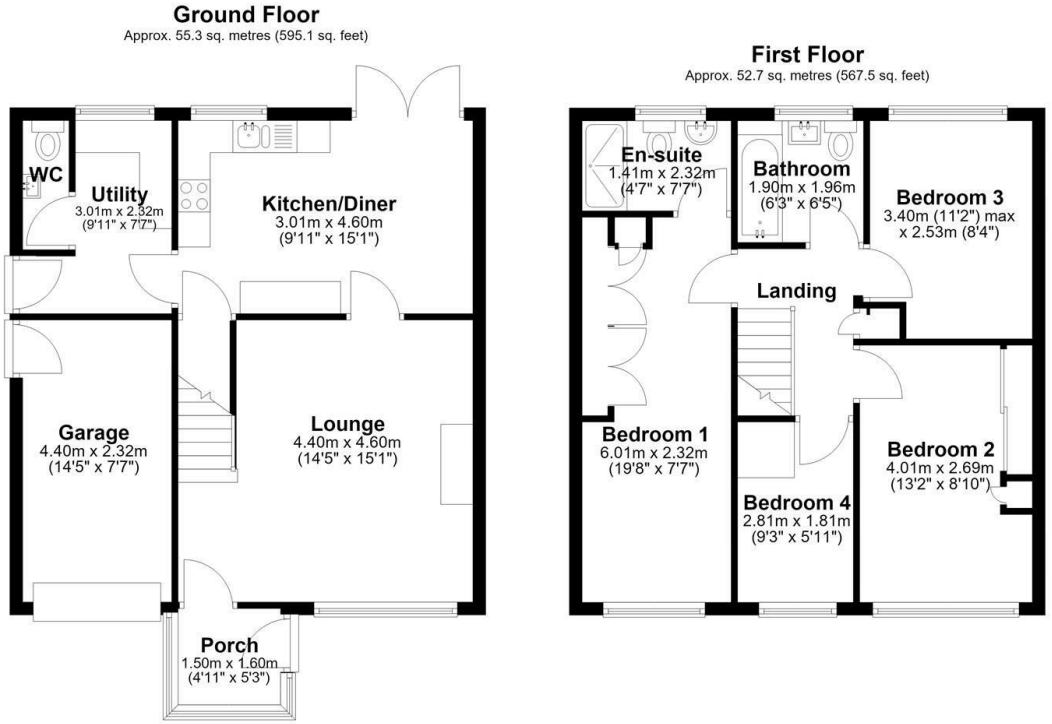












Total area: approx. 108.0 sq. metres (1162.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



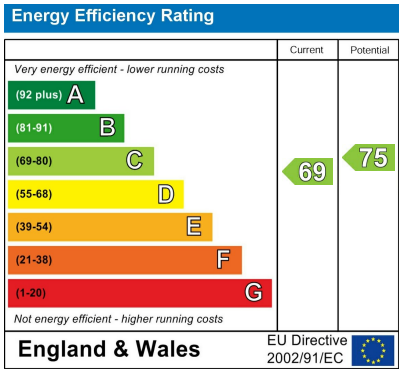
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

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C



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