



Wortley Drive, Oughtibridge, S35

Offers Around £299,995

- QUIET CUL-DE-SAC LOCATION
- MODERN NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LOW-MAINTENANCE GARDENS
- POPULAR OUGHTIBRIDGE VILLAGE
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND B - £1,858
- THREE DOUBLE BEDROOM SEMI DETACHED HOME
- RECENTLY UPDATED WINDOWS, ROOF, AND FLOORING
- LEASEHOLD WITH 946 YEARS REMAINING

Wortley Drive, Oughtibridge, S35

**** VIEWING ESSENTIAL **** Occupying a quiet cul-de-sac position within the highly sought-after village of Oughtibridge, this well-presented three-bedroom semi-detached home offers an excellent opportunity for families and first-time buyers alike. Ideally located close to Oughtibridge Park, local amenities, and popular village pubs, the property also falls within the catchment area for the well-regarded Oughtibridge Primary School. The property benefits from off-road parking for multiple vehicles and well-maintained gardens to both the front and rear. Internally, the accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge, a separate dining room, and a recently fitted kitchen. To the first floor are three bedrooms and a family bathroom. Recent improvements include a new kitchen, windows, and roof, creating a well-maintained, move-in-ready home in a highly desirable village location.



Council Tax Band: B



ENTRANCE HALLWAY

A few steps lead up to the obscure glazed entrance door, opening into a welcoming hallway with elegant herringbone Karndean flooring, a ceiling light point, and a central heating radiator. Stairs rise to the first floor, while glazed wooden double doors lead into the lounge, creating a bright and inviting first impression.

LOUNGE

The lounge features a charming fireplace surround and a uPVC double-glazed window to the front elevation, filling the room with natural light. Solid wooden flooring, a ceiling light point, and a central heating radiator add warmth, while a solid door provides access to under-stair storage. Open access leads seamlessly into the dining area, enhancing the sense of space.

DINING ROOM

The dining area enjoys a uPVC double-glazed window overlooking the rear garden. Solid wooden flooring extends throughout, accompanied by a ceiling light point and central heating radiator, creating a practical and connected space for meals and entertaining.

KITCHEN

The modern, newly fitted kitchen features stylish blue wall, base, and drawer units topped with Marble Calcutta laminate work surfaces, matching upstands, and splashbacks, complemented by under-unit lighting. A sink and drainer with mixer tap sits beneath a uPVC double-glazed window to the side elevation. Integrated appliances include an oven, hob with extractor, and dishwasher, with additional space and plumbing for a washing machine and room for an upright fridge-freezer. Wood-effect flooring runs throughout, a ceiling light point illuminates the space, and an obscure glazed door provides direct access to the rear garden.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This lovely primary bedroom boasts a uPVC double-glazed window to the front elevation, offering elevated views over the village and surrounding woodland. Carpeted flooring, ceiling light points, and a central heating radiator complete this bright and inviting main bedroom.

BEDROOM TWO

The second bedroom features a uPVC double-glazed window to the rear elevation, allowing plenty of natural light. Built-in wardrobe storage provides practical space, complemented by carpeted flooring, a ceiling light point, and a central heating radiator.

BEDROOM THREE

Bedroom three is currently used as an office and dressing room, offering a flexible space to suit your needs. A uPVC double-glazed window to the front elevation fills the room with natural light, while built-in cupboard storage housing the boiler, carpeted flooring, a ceiling light point, and a central heating radiator complete this adaptable room.

FAMILY BATHROOM

The family bathroom is fitted with a WC and wash basin set into a vanity storage unit, and a bath with a wall-mounted overhead shower and hand-held shower attachment, complete with a screen door and a bath panel finished in matching panelling to the walls. A uPVC double-glazed obscure window to the rear elevation provides natural light, while contemporary panelled walls, tiled flooring, a vertical heated towel rail, and recessed ceiling spotlights complete this stylish bathroom.

FIRST FLOOR LANDING AND STAIRS

The landing provides loft hatch access and a uPVC double-glazed window to the side elevation. Carpeted flooring and a ceiling light point add to the comfortable feel, while solid doors lead to the three bedrooms and family bathroom. The loft is powered and, with the appropriate permissions, could potentially be converted into additional bedrooms or living space, as neighbouring properties have successfully done.

DRIVEWAY

The driveway is positioned to the side of the property and provides ample space for multiple vehicles.

FRONT GARDEN

The front garden is low-maintenance, featuring an attractive arrangement of pebble beds and stone tiers.

REAR GARDEN

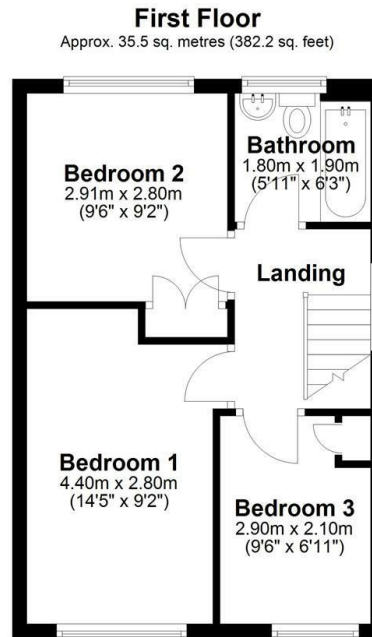
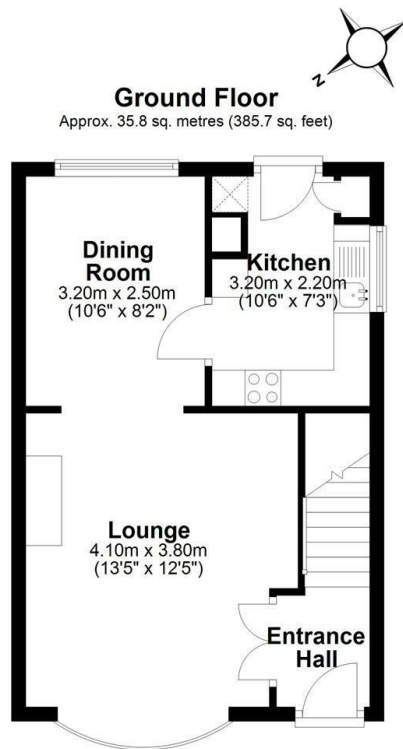
The rear garden features a paved area directly accessed from the kitchen, with a step up to a second paved entertaining space, ideal for seating, alongside a lawn area. A gate provides access to the driveway and front of the property, with a shed positioned behind it. The garden is enclosed by a combination of fencing and brick borders, offering a private, practical, and low-upkeep outdoor space.

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.
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Total area: approx. 71.3 sq. metres (768.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(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	