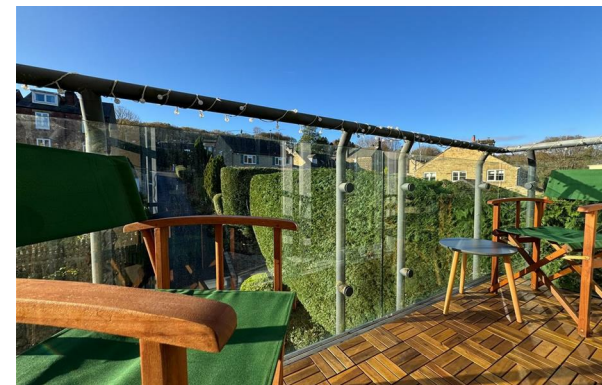




## Acorn Court, Oughtibridge, S35

Offers Over £340,000

- IMMACULATELY PRESENTED THREE BEDROOM HOME
- GROUND FLOOR EN SUITE BEDROOM
- FREEHOLD
- LOFT STYLE OPEN PLAN LIVING SPACE
- INTEGRAL GARAGE AND OFF ROAD PARKING
- COUNCIL TAX BAND C - £1,740.78
- LIVING ACCOMMODATION OVER THREE FLOORS
- GREAT VILLAGE LOCATION

# Acorn Court, Oughtibridge, S35

**\*\* WOW \*\* NO CHAIN \*\***An internal inspection is absolutely essential to appreciate this truly outstanding and individually designed three bedroom luxury home. Located in this desirable area on the edge of open countryside yet still convenient for local amenities and within the catchment for Oughtibridge & Bradfield School. The property is superbly presented throughout in a contemporary and tasteful style and benefits from uPVC double glazing, gas fired central heating and high quality fittings. The property briefly comprises of Entrance porch, entrance hall, downstairs utility area, access into the integral garage, Double bedroom three, En-suite shower room, First floor, Two further bedrooms, Bathroom. Second floor; Open-plan lounge, dining and kitchen with balcony to front. Juliette balcony to the rear, Modern and contemporary kitchen. Outside: To the front of the property is a driveway leading up to the single integral garage with block paved kerb giving access to the front and rear garden.



Council Tax Band: C



## ENTRANCE PORCH

From the front entrance door a convenient intercom system provides secure remote access directly from the second-floor handset. The property is approached via a part-observed double-glazed entrance, opening into a bright entrance porch complete with telephone points, and a ceiling light point. Stylish porcelain floor tiling adds a contemporary touch, while a wooden panelled door with glazed inserts leads through to the main hallway, creating an inviting introduction to the home.

## HALLWAY

Stepping into the spacious entrance hallway, you are immediately greeted by a warm and inviting ambiance, enhanced by the excellent natural light streaming in through the rear-facing uPVC door with glazed panel. The hallway features bespoke panelled detailing, painted walls, and laminate flooring, complemented by central heating radiators and a ceiling light point. A series of solid wooden doors provide access to the utility storage cupboard, the integral garage, and the ground-floor bedroom. A carpeted staircase rises gracefully to the first floor, completing this impressive entrance space.

## GROUND FLOOR BEDROOM THREE

This well-proportioned double bedroom enjoys a pleasant outlook across the rear garden through uPVC double-glazed windows. Finished with laminate flooring, a central heating radiator, and a ceiling light point, the space is both practical and inviting. A solid wooden door leads to the private en-suite shower room, making this an ideal teenager's suite or comfortable guest bedroom.

## ENSUITE

The en-suite shower room features a modern white suite comprising a low-flush WC, wash hand basin, and a double-width shower cubicle fitted with a thermostatic shower and feature tiled wall. Contemporary finishes include a heated towel radiator, ceiling spotlights, and an extractor fan, while floor-to-ceiling tiling and a slate-tiled floor create a sleek, high-quality finish.

## STAIRS & HALLWAY

The carpeted staircase ascends to the first-floor landing, featuring a contemporary glazed panelled balustrade and a central heating radiator. A rear-facing uPVC double-glazed window floods the space with natural light, while solid doors provide access to bedrooms one and two as well as the family bathroom.

## FIRST FLOOR BEDROOM ONE

This spacious primary bedroom features full-height fitted wardrobes along one wall, providing excellent storage. The room is finished with laminate flooring, a central heating radiator, and a ceiling light point. A large front-facing uPVC double-glazed window fills the room with natural light, creating a bright and welcoming retreat.

## FAMILY BATHROOM

This superb family bathroom exudes elegance and luxury, featuring a double-width shower enclosure, a separate bath, and a wash basin set into a stylish vanity unit. Additional storage is provided by a wall-mounted cupboard with mirrored doors and integrated contemporary lighting, along with further cupboard space. Finished with tiled walls and flooring, underfloor heating, and a heated towel rail, this bathroom combines practicality with a high-end, contemporary feel.

## FIRST FLOOR BEDROOM TWO

This spacious rear-facing double bedroom, currently utilised as a study, features a fitted desk workspace and enjoys pleasant garden views through a uPVC double-glazed window. The room is finished with laminate flooring, a central heating radiator, and a ceiling light point, offering flexibility as either a comfortable bedroom or a functional home office.

## STAIRS & LANDING

Carpeted stairs continue to the second-floor landing, featuring a modern glazed staircase and wooden wall panelling that complements the neutral décor. A central heating radiator and rear-facing uPVC double-glazed window flood the space with natural light, creating a bright and welcoming transition to the truly stunning open-plan living area.

## OPEN PLAN LIVING SPACE

This substantial open-plan living space offers a fabulous, flowing layout incorporating living, dining, and kitchen areas. The room benefits from elevated views from the front balcony and rear Juliet balcony, creating a light-filled and versatile space perfect for modern family living or entertaining.

## LOUNGE AREA

This luxurious modern family living room boasts a double-height cathedral ceiling and front and rear-facing uPVC patio doors, with the front doors opening onto a balcony with space for seating. A Velux roof window with remote-controlled blind floods the space with natural light, creating an airy and welcoming environment. Additional features include ceiling spotlights, wall-mounted telephone intercom access control, central heating radiators, laminate flooring, and a large storage cupboard housing the property's central heating combi-boiler.

## BALCONY

Accessed via the lounge patio doors, the balcony offers ample space for seating and provides an ideal spot to unwind on a summer's evening, enjoying elevated views and a tranquil outdoor retreat.

## KITCHEN & DINING AREA

This fabulous, modern, and high-quality kitchen is fully fitted with a comprehensive range of wall, base, and drawer units complemented by stylish worktops and splashbacks. Features include a 1½ sink and

drainer with mixer tap, an instant boiling hot water tap, and built-in appliances comprising an electric oven, multi-function microwave, induction hob, extractor fan, integrated fridge and freezer, and dishwasher. Finished with Karndean flooring, over- and under-unit lighting, and French doors leading to a Juliet balcony, this kitchen combines style, functionality, and contemporary luxury.

### **INTEGRAL GARAGE**

A good-sized garage offering space for parking a vehicle and ample open-shelf storage. The garage is equipped with lighting, power, and a water supply, providing both practicality and convenience.

### **GARDEN**

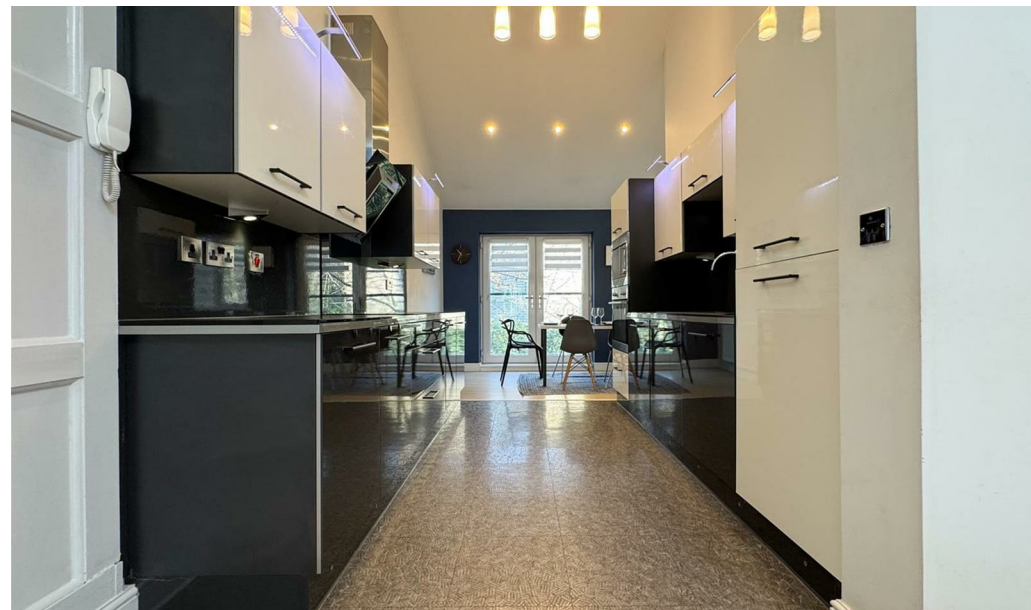
An enclosed rear garden offering a cosy woodland feel, featuring pebble beds bordered by planting, steps down from the rear entrance door, and a collection of mature trees, creating a private and tranquil outdoor space.

### **FRONT DRIVE AND GARDEN**

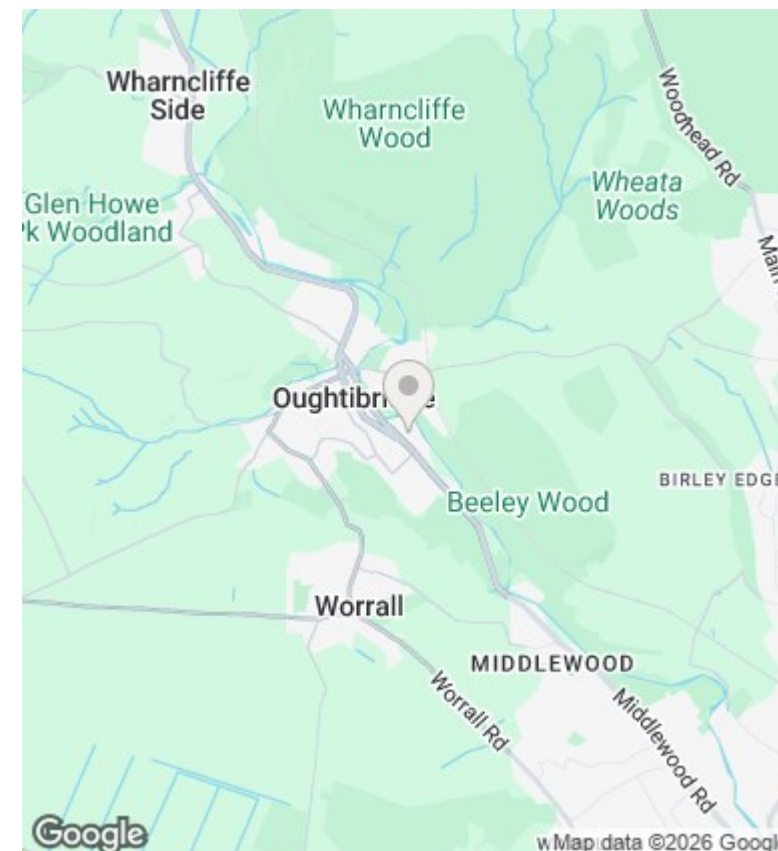
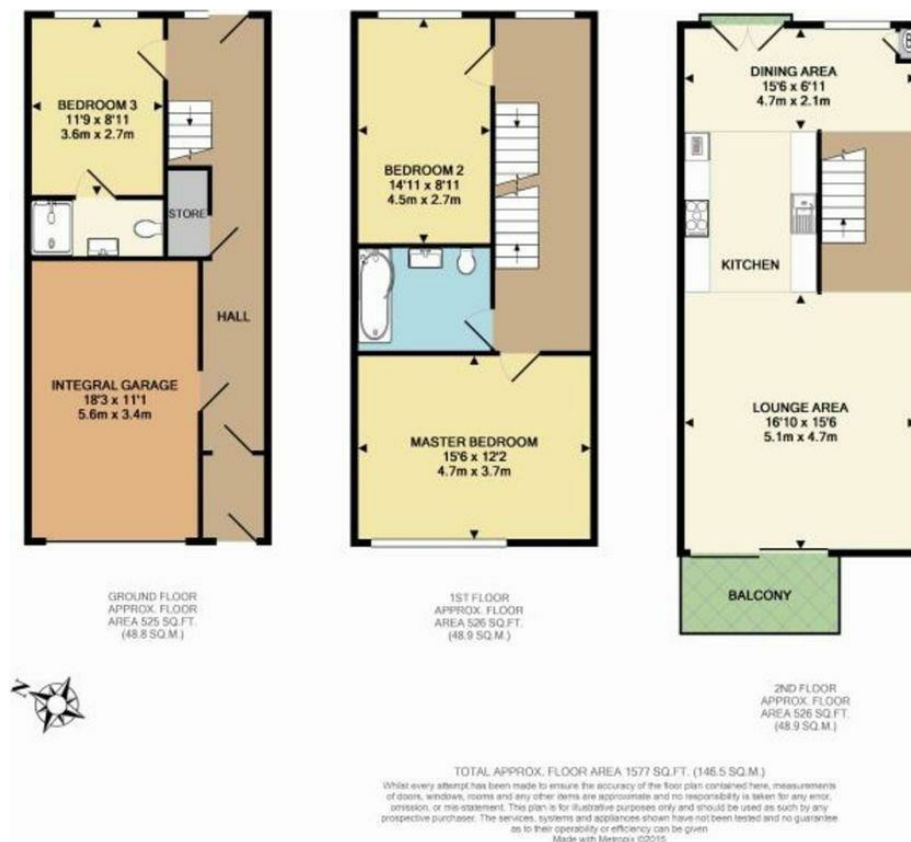
To the front of the property, a driveway with raised block-paved kerb provides convenient access to the front entrance door, complemented by side planting with mature shrubs and trees, creating an attractive and welcoming approach.

### **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.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







## Directions

## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 87        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |