Saxton Mee

Birch Close Oughtibridge Sheffield S35 0BX
Price £295,000

St Luke's
Sheffield's Hospice

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Forming part of the prestigious Oughtibridge Valley development is this beautifully presented three-bedroom semi-detached home, built in 2022 and finished to a high standard throughout. The property offers stylish, contemporary accommodation arranged over two floors, including three bedrooms and two bath/shower rooms. Externally, the home enjoys a fully enclosed, landscaped rear garden, while a private driveway provides off-road parking for two vehicles. Further benefits include uPVC double glazing and gas central heating.

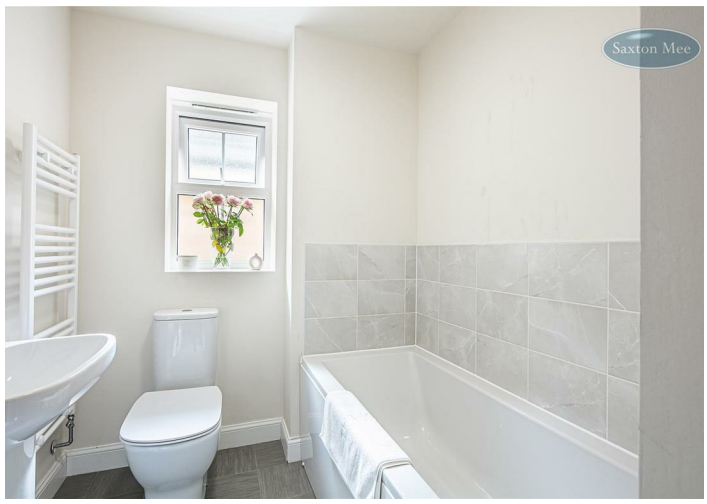
Oughtibridge Valley is an attractive modern development occupying a highly sought-after position, surrounded by picturesque woodland and offering an appealing balance of countryside surroundings and convenient access to local amenities. Oughtibridge, Stocksbridge and Sheffield are all within easy reach, making the property ideally placed for both everyday amenities and wider transport connections.

Completed in 2022 and maintained to an excellent standard, this impressive home offers modern, ready-to-move-into accommodation in a desirable setting. An internal viewing is highly recommended to fully appreciate the quality, position and lifestyle this property has to offer.

The ground floor is beautifully presented throughout, with a stylish lounge featuring attractive flooring and elegant feature wall panelling. The contemporary kitchen/diner is fitted with a modern range of units complemented by contrasting work surfaces, incorporating a sink and drainer. Integrated appliances include an electric oven, dishwasher and fridge/freezer, with additional plumbing provided for a washing machine. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. Downstairs WC.

The first floor provides access to three bedrooms and the family bathroom. The principal bedroom further benefits from an en suite shower room, complete with WC and wash basin.

- PRESTIGIOUS OUGHTIBRIDGE VALLEY DEVELOPMENT
- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- BUILT IN 2022 AND FINISHED TO A HIGH STANDARD
- STYLISH CONTEMPORARY KITCHEN/DINER WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE WITH FEATURE WALL PANELLING
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- FULLY ENCLOSED AND LANDSCAPED REAR GARDEN
- PRIVATE DRIVEWAY WITH PARKING FOR TWO VEHICLES
- DESIRABLE WOODLAND SETTING WITH EXCELLENT LOCAL CONNECTIONS



OUTSIDE

To the front is a driveway providing two off-road parking spaces. To the rear is a fully enclosed garden which has a lawn and patio.

LOCATION

The villages of Wharncliffe Side and Oughtibridge are close by with excellent local amenities including café, pubs, GP Doctors surgery, a Co-op and good local schools. Glen Howe Park is on the doorstep with a children's play area and acres of green open space. Within walking distance to two restaurants including a Michelin Star restaurant. Fox Valley Shopping Centre is only a short car journey as too is Sheffield City Centre with its excellent amenities, Universities and Hospitals. There are excellent motorway links and a train station only 25 minutes away. Bradfield and the Peak District are only a short drive away but there are stunning county walks on the doorstep including Glen Howe Park, Morehall and Ewden Dams.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.

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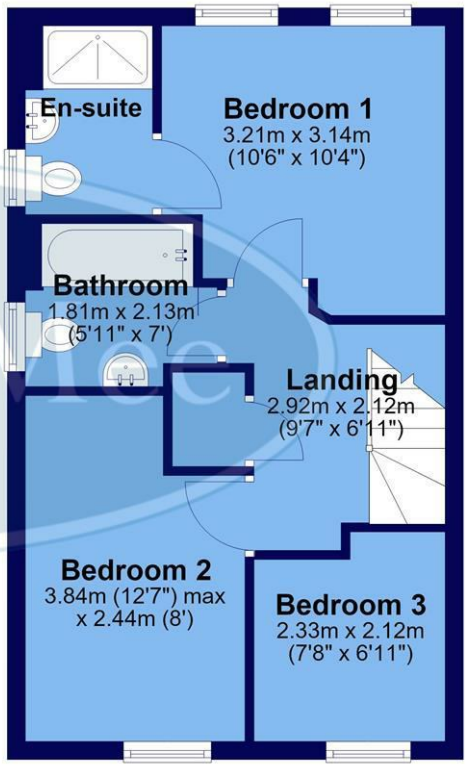
Ground Floor
Approx. 36.9 sq. metres (397.7 sq. feet)

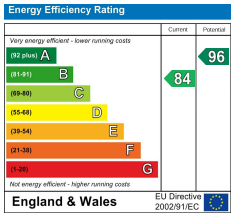
First Floor
Approx. 37.4 sq. metres (402.1 sq. feet)

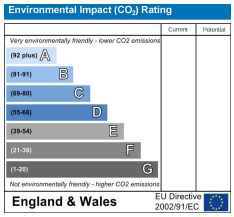


Total area: approx. 74.3 sq. metres (799.7 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





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