

Saxton Mee



Waterside Gardens Oughtibridge Sheffield S35 0JS
Guide Price £380,000

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GUIDE PRICE £380,000-£390,000 ** FREEHOLD ** Situated on this attractive cul-de-sac estate and Ideal for a family is this good size, four bedroom, two bathroom detached property which enjoys a superb south facing, private rear garden and benefits from a driveway, double garage, uPVC double glazing and gas central heating. In brief, the spacious and well presented accommodation comprises: an entrance door opens into the entrance hall with a downstairs WC and attractive oak flooring which continues into the study ideal for the home worker. Well proportioned lounge with gas fire set in an attractive surround. Double doors lead into the dining room with sliding patio doors opening onto the rear garden. Kitchen having a range of wall, base and drawer units with space for a Range cooker and housing and plumbing for a dishwasher. Under stair storage cupboard. Useful utility with housing and plumbing for a washing machine. Housing for an American style fridge freezer. Housing for the modern boiler. Side entrance door. First floor: four bedrooms, the master benefiting from fitted wardrobes and an en suite shower room. Family bathroom in addition with a four piece suite and comprising bath, separate shower cubicle, WC and wash basin set in a vanity unit.

- VIEWING RECOMMENDED
- IDEAL FAMILY HOME
- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS/TWO BATHROOMS
- SUPERB SOUTH FACING GARDEN
- DOWNSTAIRS WC & UTILITY





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OUTSIDE

To the front is a block paved driveway leading up to the double garage with two up and over doors. A gate gives access down the side of the property to the fabulous, fully enclosed, south facing rear garden mostly laid to lawn with a patio area perfect for a family to enjoy.

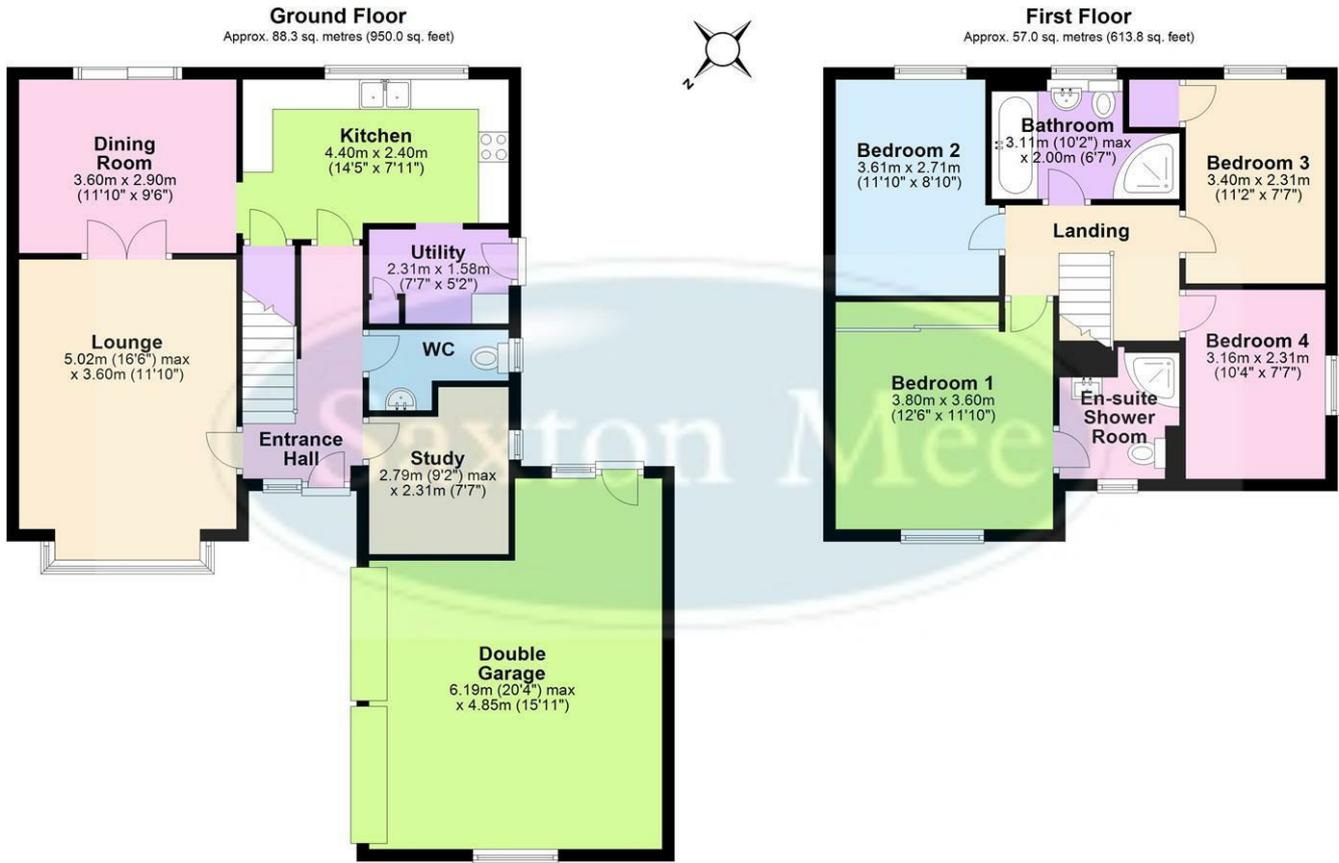
LOCATION

Situated in the peaceful location of Oughtibridge. Benefiting from good local amenities including a Co-op supermarket. Local cafes, post office, village shop, barber and public houses. Good transport links. Good local schools including Oughtibridge Primary School and Bradfield Secondary School. On the doorstep of beautiful country walks.

Valuer

Greg Ashmore MNAEA

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.



Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(81-91) A	
(81-91) B		(61-80) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 66, Potential 80