



Stockarth Place Oughtibridge Sheffield S35 0JZ
Price £475,000

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Ideal for a family is this exclusive and individually designed, double fronted, four double bedroom, three bathroom, three reception room detached home situated on this quiet cul-de-sac position. The property enjoys a fully enclosed rear garden and benefits from a double width driveway, detached double garage, uPVC double glazing and gas central heating. The fabulous accommodation briefly comprises: storm porch and entrance door which opens into the grand entrance hall with two storage cupboards. Downstairs WC. Well presented lounge with attractive fireplace and uPVC doors opening onto the rear garden. Fabulous open plan breakfast kitchen with seating area and uPVC French doors again opening onto the rear garden. Integrated appliances include dishwasher and double electric oven, four ring gas hob and extractor. Separate utility with housing and plumbing for a washing machine and tumble dryer, sink and drainer and side entrance door. Wall mounted gas boiler. Separate dining room accessed via double doors off the entrance hall. A second sitting room/study perfect for the home worker. A stunning open plan staircase rises to the first floor landing with access into the useful loft space. Superb master bedroom benefiting from fitted wardrobes, attractive oak flooring, a dressing room off and an en suite shower room with double shower cubicle. Three double bedrooms in addition all benefiting from fitted wardrobes and bedroom two benefiting from an en suite shower room again with double shower cubicle. Family bathroom in addition with a four piece suite and comprising separate shower cubicle, bath, WC and wash basin.

- SUPERB FAMILY ACCOMMODATION
- AN OPPORTUNITY NOT TO BE MISSED
- VIEWING ESSENTIAL
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- DRIVEWAY AND GARAGE





OUTSIDE

Situated on this cul-de-sac position a driveway provides ample off road parking and leads to the double detached garage with up and over door, electric, lighting and storage into the roof space. Access via a gate opens to the fully enclosed rear garden which is mostly laid to lawn with a good size patio, attractive planted borders and fencing to three sides. Area to the rear with garden shed and space for a greenhouse if desired.

LOCATION

Situated in this quiet backwater position with beautiful greenbelt countryside close by. There is easy access to regular public transport and Supertram and good catchment for schools. Excellent local amenities just a short journey into Oughtibridge or Hillsborough. Within easy access of Sheffield City Centre, Universities and central hospitals.

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.



Total area: approx. 177.8 sq. metres (1913.6 sq. feet)

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Hillsborough
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		71	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	80
EU Directive 2002/91/EC			