



Coward Drive, Oughtibridge: £275,000

Detached House | 3 Bedroom | 1 Bathrooms

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FULL DESCRIPTION

****BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME OVER THREE FLOORS****

This fantastic family home has many outstanding features and is ready to walk into with no work required. Located on this popular residential road in the heart of Oughtibridge, with just a short walk to the primary school and the excellent village amenities. The property briefly comprises of; Elegant entrance hallway; Lounge with elevated views; Door to integral garage; Stairs down to the fantastic open plan kitchen dining room, wc and utility with side entrance door; Stairs lead from the lounge to the upper floor; Three good sized bedrooms; Family bathroom; Front garden with drive to garage; Rear tiered garden with decked entertaining area;

ENTRANCE HALL

With the door opening to this elegant entrance hallway with; Wood effect laminate flooring; Central heating radiator; Recessed ceiling spotlights; Good natural light provided to the area via the side facing uPVC double glazed obscure window; Power sockets; Stairs leading down to the kitchen dining room; Solid doors to the integral garage and lounge;



LOUNGE

The lounge looks out over the rear garden and surrounding trees, offering a tranquil living space. Having; Carpet flooring; Central heating radiator; Wall light points; Two massive uPVC double glazed windows to the rear elevation bringing in an exceptional amount of natural light; Power and aerial sockets; Solid door to the stairs rising to the first floor;



STAIRCASE TO LOWER LEVEL

Carpet Staircase to lower level with; Wooden hand rail; Smoke detector; Ceiling light point;



KITCHEN DINING ROOM

This great open plan living space has uPVC double glazed patio doors opening to the decked entertaining area. Also benefitting from; Beautiful cream shaker style cabinet doors with chrome handles and a wood effect roll top work surface; Matte black single sink with drainer and chrome mixer tap; uPVC double glazed window to the rear elevation; Modern stainless extractor hood with under unit lighting; Brickwork style tiled splash back behind; Recessed ceiling spotlights; Tile effect cushion flooring; Central heating radiator; Power sockets; Space for dining table and chairs with a ceiling light point above; Solid door to utility with side entrance door and door to wc;



UTILITY ROOM

Having; Space and plumbing for a Washing machine, Dryer and Fridge/ Freezer; Tile effect cushion flooring; Central heating radiator; Strip light; Housing the boiler; uPVC entrance door to the side elevation; Solid doors to the wc and kitchen dining room;





WC

Having; White low level wc with push button flush; White slimline wash basin with chrome tap; Tile effect cushion flooring following through from the kitchen; Ceiling light;



STAIRS RISING FROM THE LOUNGE

Carpet Staircase rising to the second level; Wooden hand rail; Smoke detector; Ceiling light point;

BEDROOM ONE

Bedroom one has; uPVC double glazed window to the rear elevation; Central heating radiator; Carpet flooring; Ceiling light point; Power and aerial sockets;



BEDROOM TWO

Bedroom two has; Wood effect laminate flooring; Bulk head shelf area; uPVC double glazed window to the front elevation; Central heating radiator; Recessed ceiling spot lights; Loft hatch access; Power and aerial sockets;



BEDROOM THREE

Bedroom three has; uPVC double glazed window to the rear elevation; Central heating radiator; Carpet flooring; Ceiling light point; Power and aerial sockets;



FAMILY BATHROOM

The spacious family bathroom comprises of; Bath with overhead shower; White wash basin with chrome tap; With a storage unit underneath; White wc with push button flush; Tiles to the wet areas and bath panel; Obscure double glazed uPVC window to the front elevation; Vertical heated towel rail; Wall mounted mirror; Recessed ceiling spotlights; Tile effect laminate flooring;



LANDING AND STAIRS

Branching off to two sides and having; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; Solid doors to all rooms; uPVC double glazed window to the side elevation; Power sockets;

GARAGE

The integral garage has; Up and over door; Space and plumbing for Washing machine, Dryer and Fridge/Freezer; Shelving; Power and lighting; Solid door to entrance hallway;

FRONT GARDEN

A drive provides off road parking with a shingle bed and planting to the side. Steps down from the drive to access the entrance door and paved area, providing useful a bin storage area. A high gate leads to the side path, side entrance door and on to the rear garden.



REAR GARDEN

Split over three levels the first level being lawn and mature planting, with a small decked entertaining area which lead up to the patio doors from the dining kitchen. Steps flow down to the next level which comprises of a small decked area, artificial grass and some grey slate stones, with circular stone stepping stones running through. Paved steps then continue down to the lower level containing the shed and more artificial grass. Fence borders to all sides.

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication