



1 Oates Orchard, Mosborough
£425,000





1 Oates Orchard

Mosborough, Sheffield

Marvellous 4-bed detached residence in Mosborough village. Modernised interior, en-suite master, double garage with gym, near Mosborough Primary School. Spacious living areas, enclosed garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Fabulous MODERNISED detached home in the heart of MOSBOROUGH village
- Four bedrooms with an En-Suite to the main bedroom
- Double garage with one side used as a HOME GYM
- Catchment for the OUTSTANDING MOSBOROUGH PRIMARY SCHOOL
- Generous Lounge
- Separate dining room
- Enclosed rear garden and raised patio areas
- BOOK VIEWINGS ONLINE



Hall

The front door opens into a spacious hall with a natural recess for coats and shoes, while the under-stairs area provides additional storage space. Fabulous traditional style hallway.

Lounge

19' 7" x 11' 10" (5.96m x 3.60m)

This lounge is an amazing space, large enough for all the family and friends to relax and enjoy time together, There are sliding patio doors to the rear leading into the conservatory and a window to the front.

Kitchen

8' 7" x 11' 3" (2.62m x 3.44m)

Superb recently renovated kitchen with an eye-level single electric oven, induction hob with extractor over, free-standing fridge/ freezer and integrated dishwasher. The modern inset double bowl sink, with quooker hot tap, is located beneath the window overlooking the rear garden. The room has made the best use of space and provides those who enjoy cooking to have everything within reach.

Utility Room

6' 0" x 5' 10" (1.82m x 1.77m)

Again recently refurbished with space for both a washing machine and dryer, the new wall mounted boiler is next to the window looking out to the side of the house.

Conservatory

The only room that still requires some improvement, this offers a large space built up overlooking the rear garden and opening on the raised seating area. Plenty of opportunity to create your own space or improve this one.

Downstairs WC

A fully modernised downstairs WC with a window to the side.





Landing

A nice bright white landing area providing access to all bedrooms and the family bathroom.

Bedroom One

12' 0" x 10' 0" (3.65m x 3.05m)

A lovely double bedroom to the rear of the house and a great space to unwind. With access to the en-suite and a window to the rear.

En-Suite

A superb modern En-Suite with a walk in shower area, white WC and a white wash hand basin inset to the vanity unit. There is a window to the rear.

Bedroom Two

12' 7" x 9' 5" (3.84m x 2.86m)

A great sized double bedroom to the front of the house.

Bedroom Three

7' 3" x 15' 0" (2.22m x 4.57m)

A double room to the front of the house.

Bedroom Four

9' 8" x 6' 5" (2.94m x 1.95m)

Currently used as a home working space this double bedroom has a window to the rear.

Bathroom

Modernised bathroom with a lovely white bath, square white wash hand basin on a vanity unit and a white WC. There is a window to the rear.





GARDEN

Enclosed rear garden with lawned area perfect for family play. The raised patio area provides a superb place for entertaining or soaking in the sun. The front garden has a lawned area and is well stocked with plants and shrubs.

GARAGE

Double Garage

A double garage which has one side converted to a home gym area.

DRIVEWAY

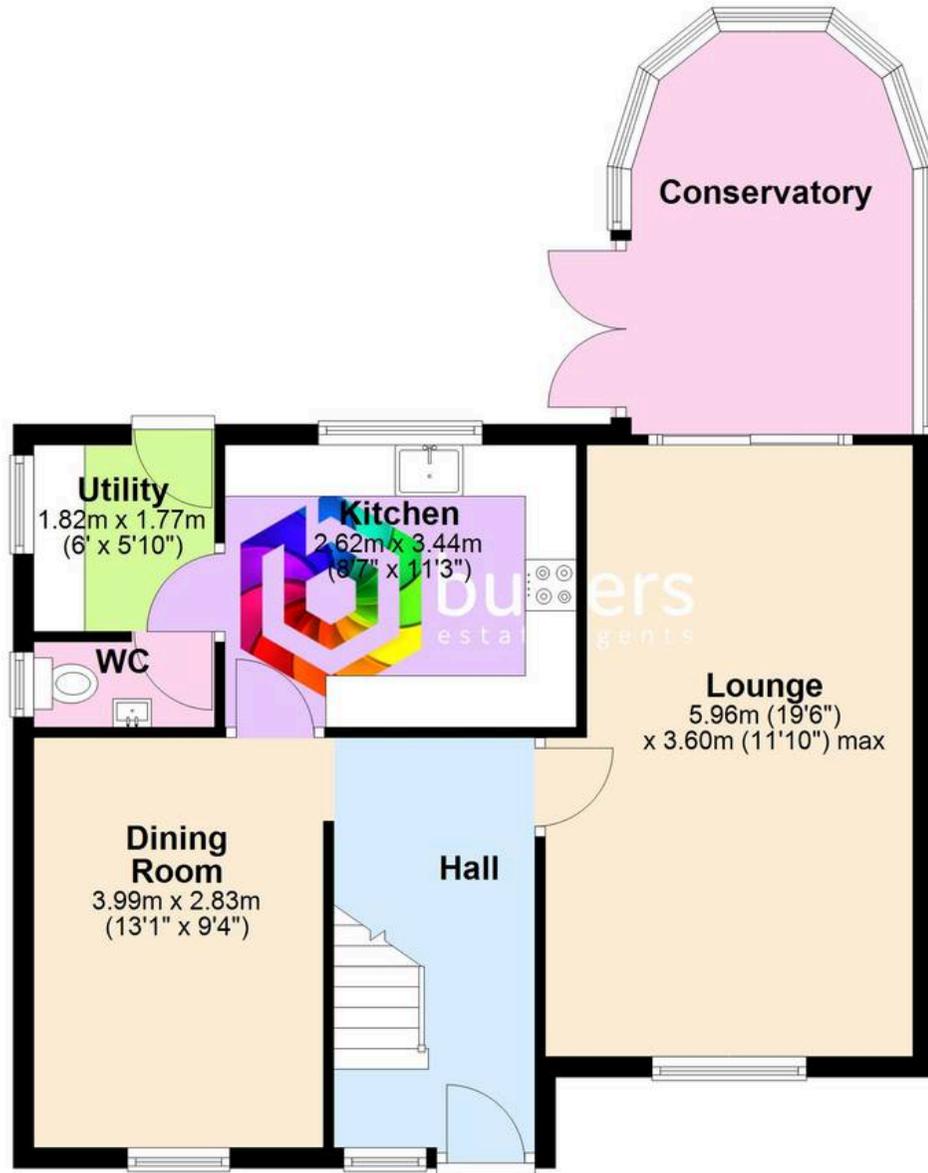
2 Parking Spaces

The driveway has parking for at least three vehicles.



Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 119.7 sq. metres (1288.6 sq. feet)



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