



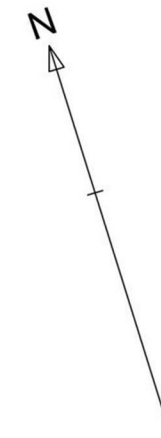
Paddock View

33 Cockshutts Lane, Oughtibridge, Sheffield



Blenheim
Park Estates

COCKSHUTTS LANE



35

35a

PLOT 3
HOUSE TYPE A

PLOT 2
HOUSE TYPE A

PLOT 1
HOUSE TYPE B

new stone wall all along this boundary



Welcome to Paddock View

Offered for sale are three, four bedroomed new-build detached properties, situated within an exclusive development. These contemporary homes provide spacious accommodation over three floors, with a high specification and being ideally designed for 21st century living.

These superb properties have the benefit of an open plan living kitchen with quality appliances, a separate mezzanine living space on the second floor, master bedroom with a walk-in wardrobe and master en-suite, two additional bathrooms and large balconies providing a vantage point of the far reaching views. Also having an integral double garage, off-road parking and generously sized enclosed gardens.

Situated with good access to the amenities of Oughtibridge including public houses, schooling and shops. Also being within a short drive to the amenities of Hillsborough and having convenient access to the M1 motorway network and Peak District National Park.

Tenure
Freehold

General Specification

Kitchen
• Luxury kitchen with matching granite work surfaces. Including full range of integrated appliances, (Dishwasher, 2 x single ovens, microwave, hob, fridge/freezer)
• Stainless steel sinks

Heating & Water
• Gas System Boiler with underfloor heating throughout
• Chrome heated towel rails to all bathrooms

Doors
• Quality internal doors/satin chrome handles

Walls
• Paintwork in soft neutral tones

Flooring
• Flooring to the hall, kitchen, bathrooms
• Twist carpet to the mezzanine, lounge area (if desired or fully tiled) and bedrooms

Bathroom
• Quality white suites

- Separate showering areas with rain head shower
- Chrome fixtures and fittings
- High quality wall & floor tiling

Electrical
• Satin chrome light switches and sockets
• Recessed ceiling lights throughout.
• Sky Plus & HD Ready TV points
• Telephone points

Security
• Burglar Alarm System

Windows
• UPVC double glazed units

External
• Turfed and enclosed rear gardens
• Tarmac driveway
• Balconies with glass and chrome balustrading

Parking
• Integral double garage with up-and-over door, light and power
• Off-road parking

General
• 10 year Architects Certificate

Tenure
• Freehold

Viewing's
Strictly by appointment with one of our sales consultants.

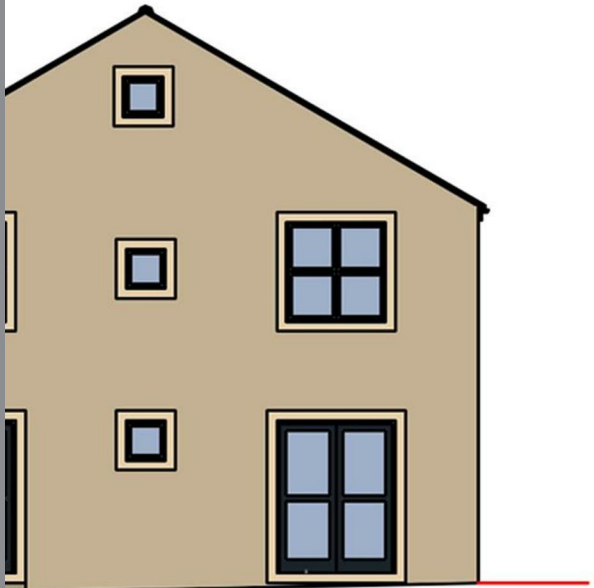
Note
Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems

TYPE A (PLOTS 2 & 3)

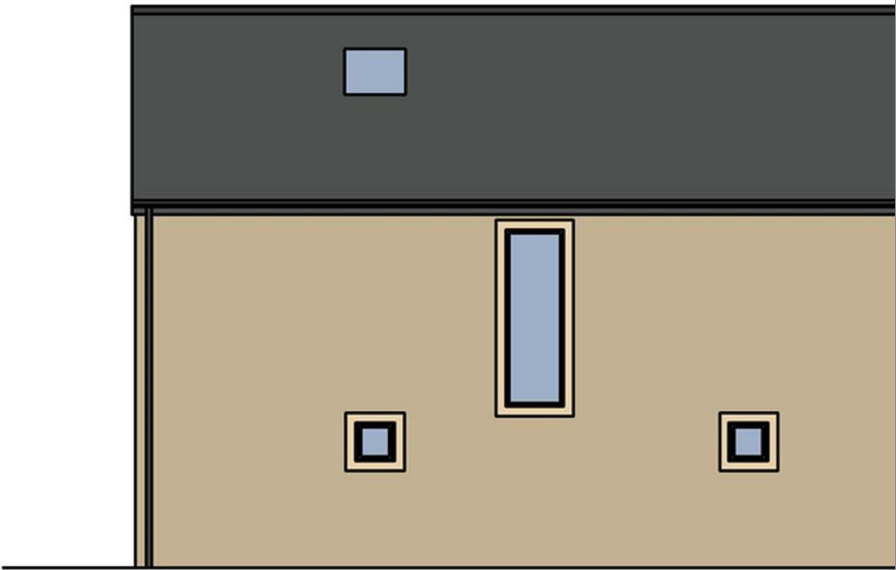
have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



SOUTH



NORTH



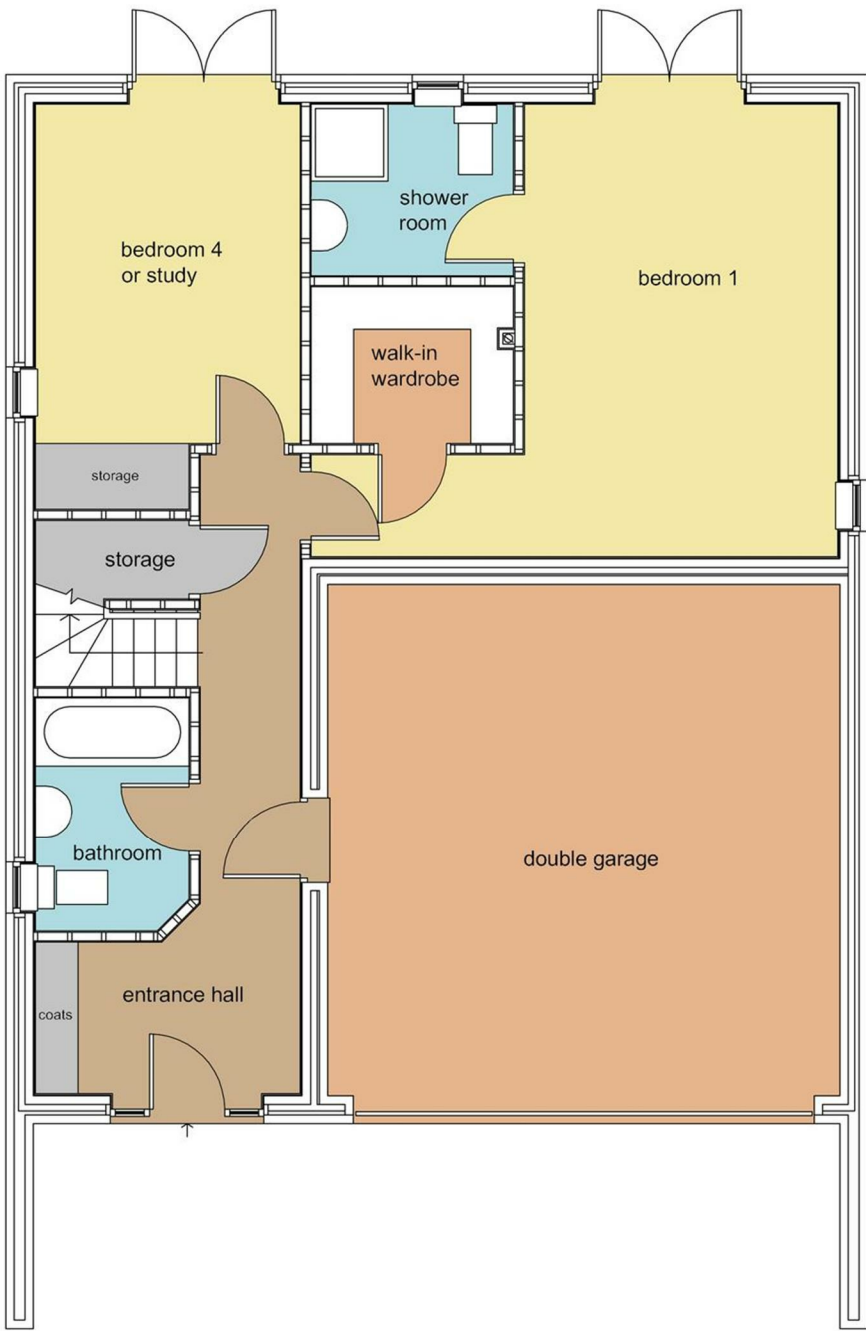
WEST



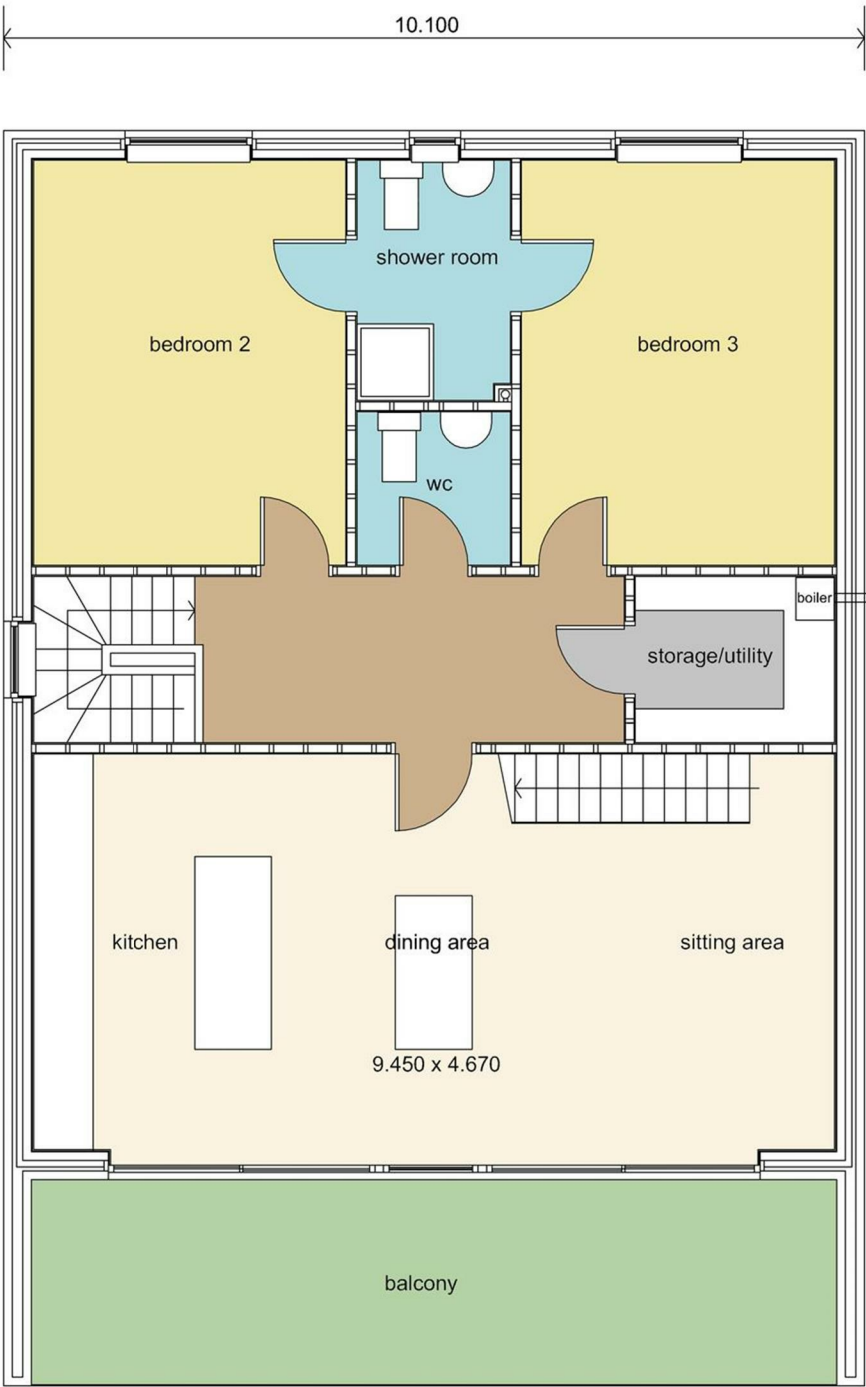
EAST



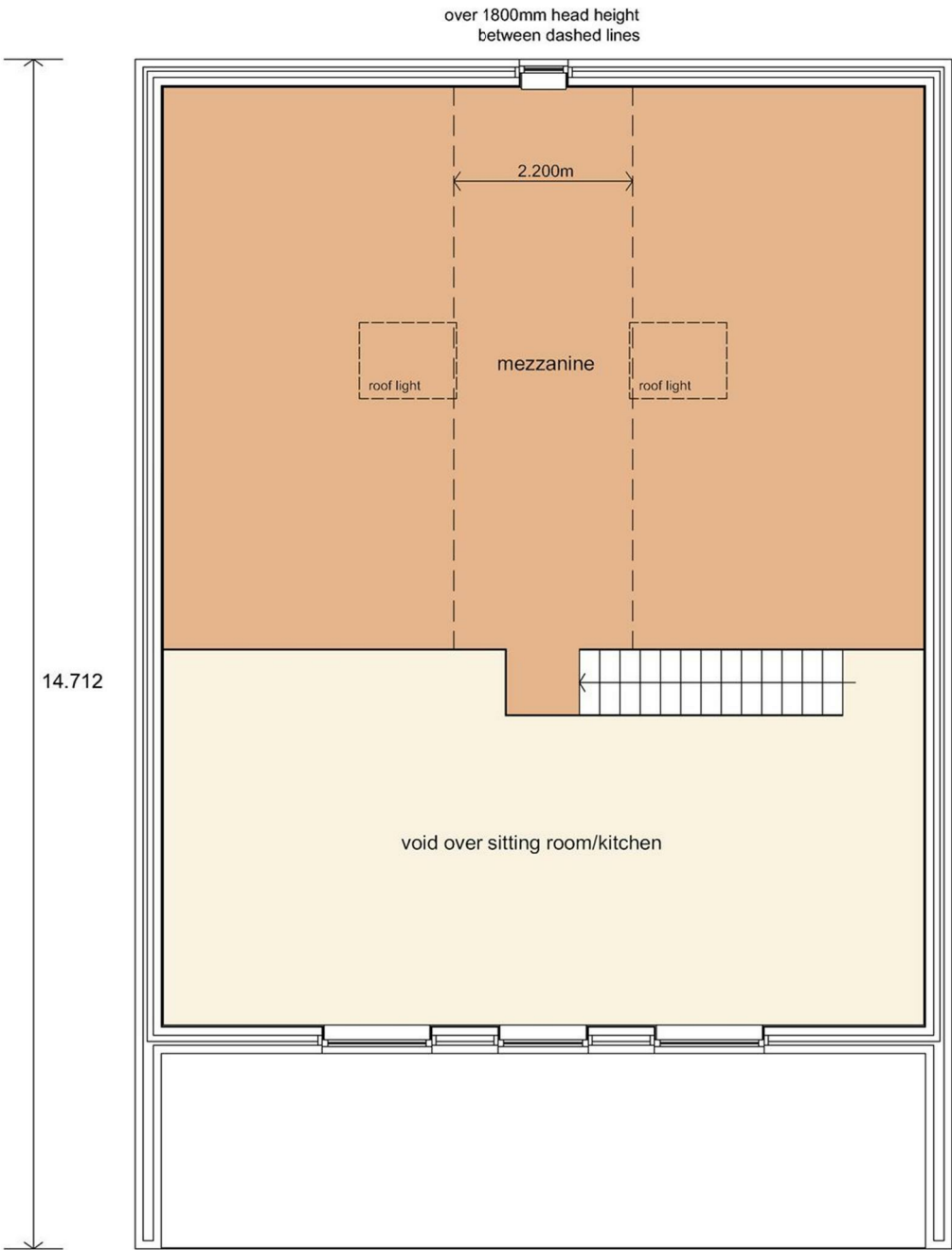
TYPE A FLOOR PLANS (PLOTS 2 & 3)



GROUND FLOOR



FIRST FLOOR



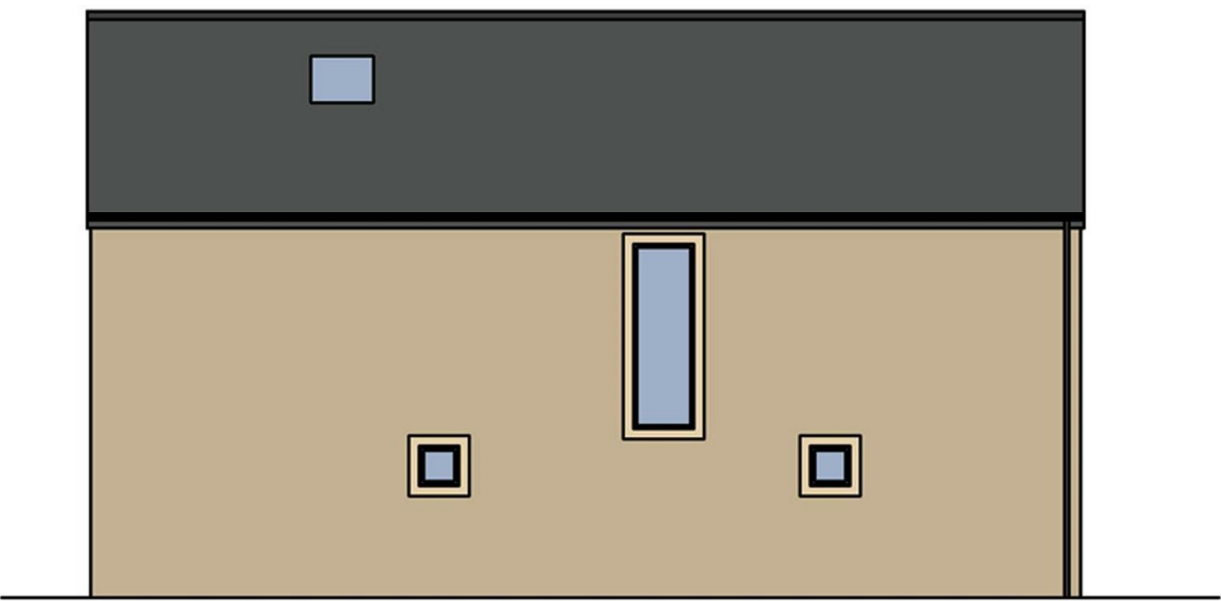
SECOND FLOOR



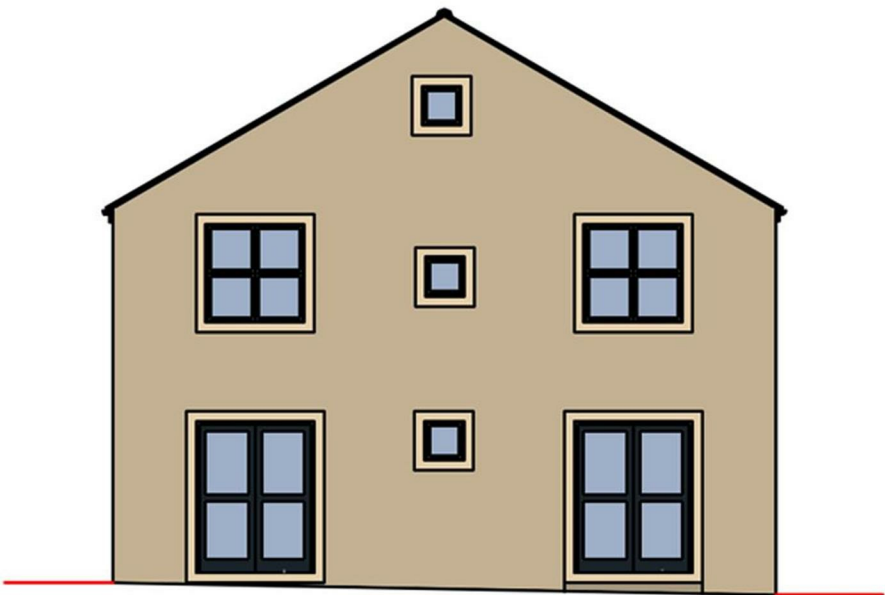
ELEVATIONS HOUSE TYPE B (PLOT 1)



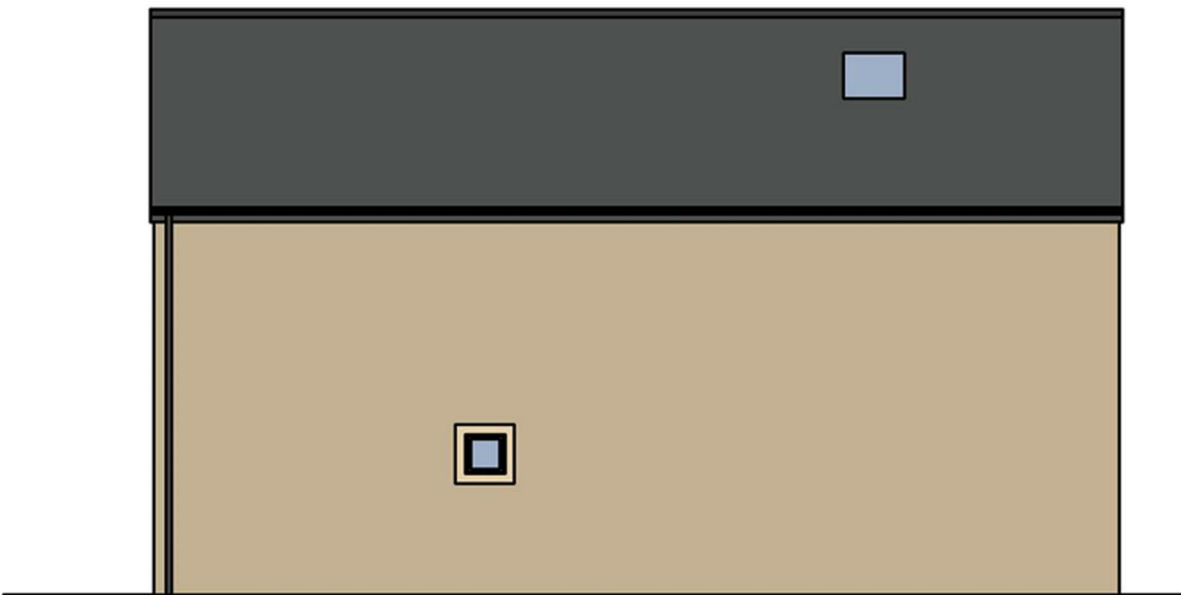
SOUTH



WEST

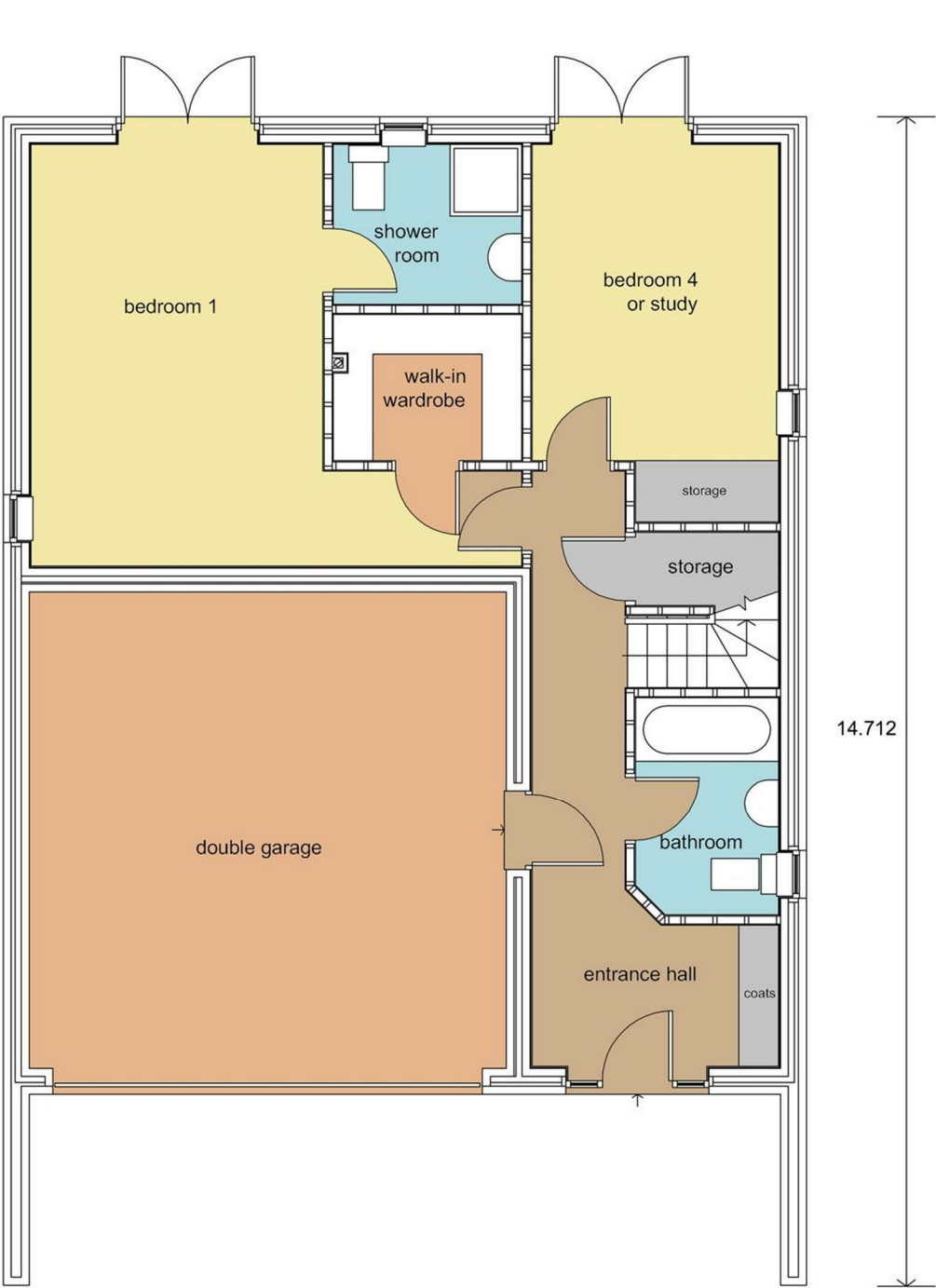


NORTH

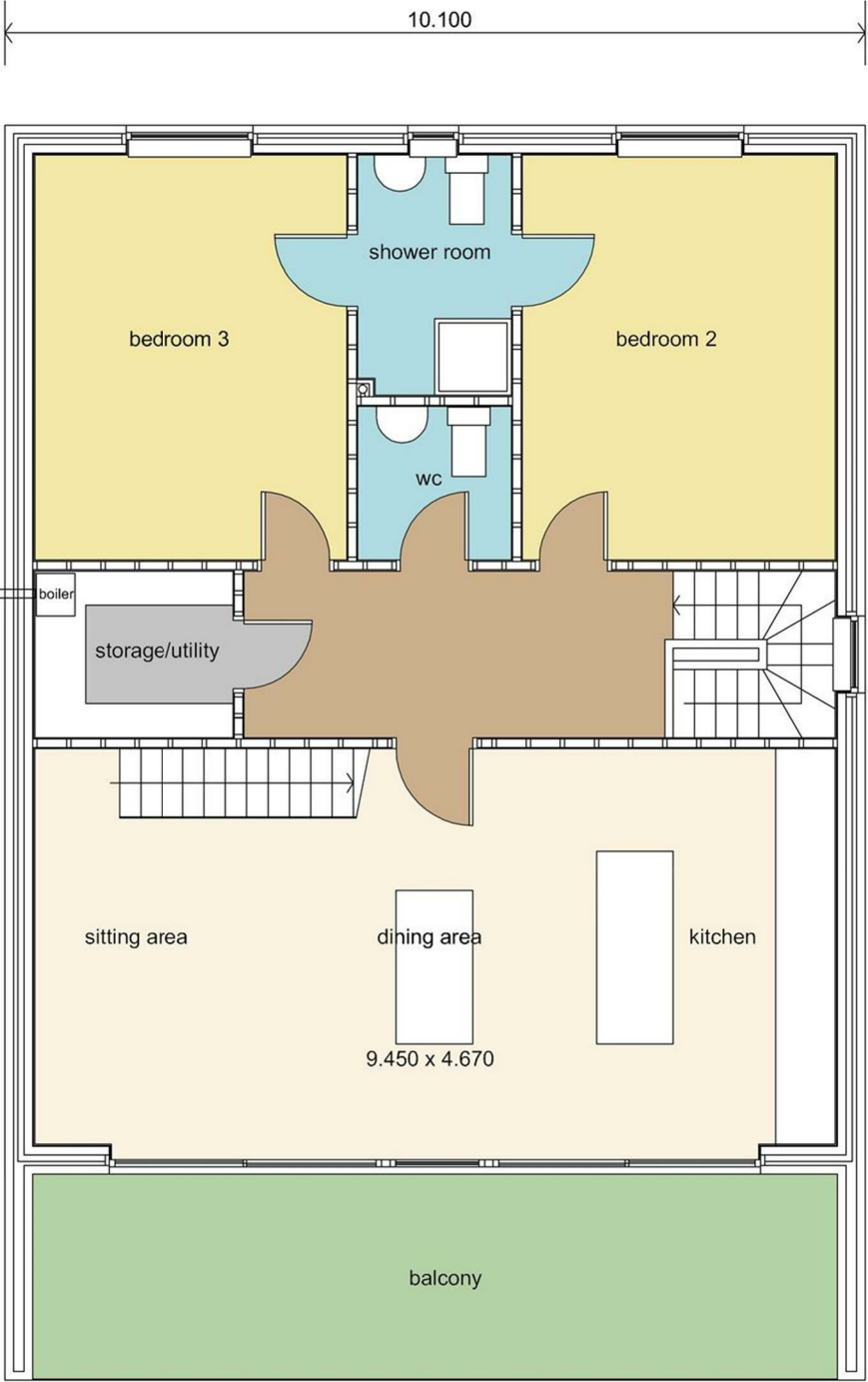


EAST

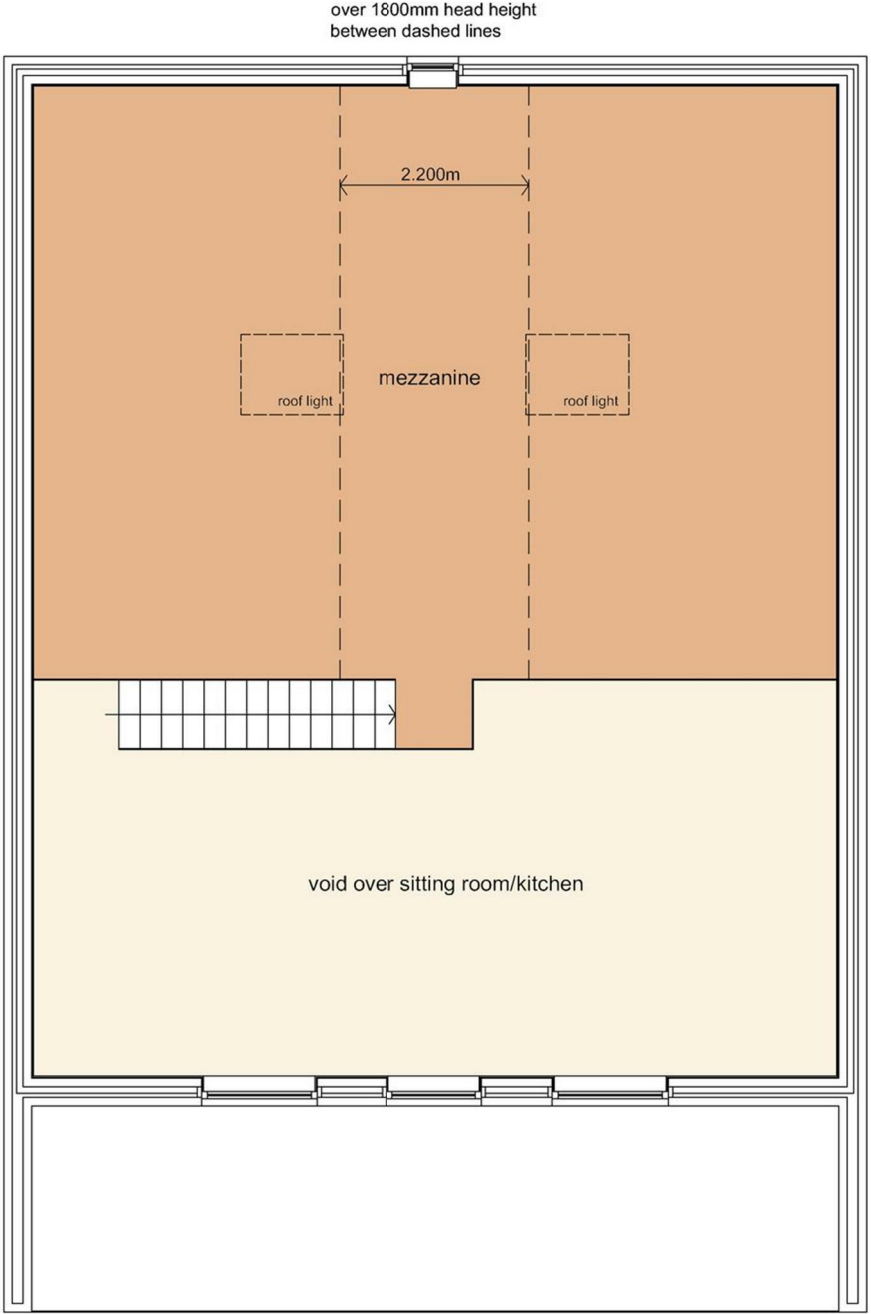
TYPE B FLOOR PLANS (PLOT 1)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Paddock View

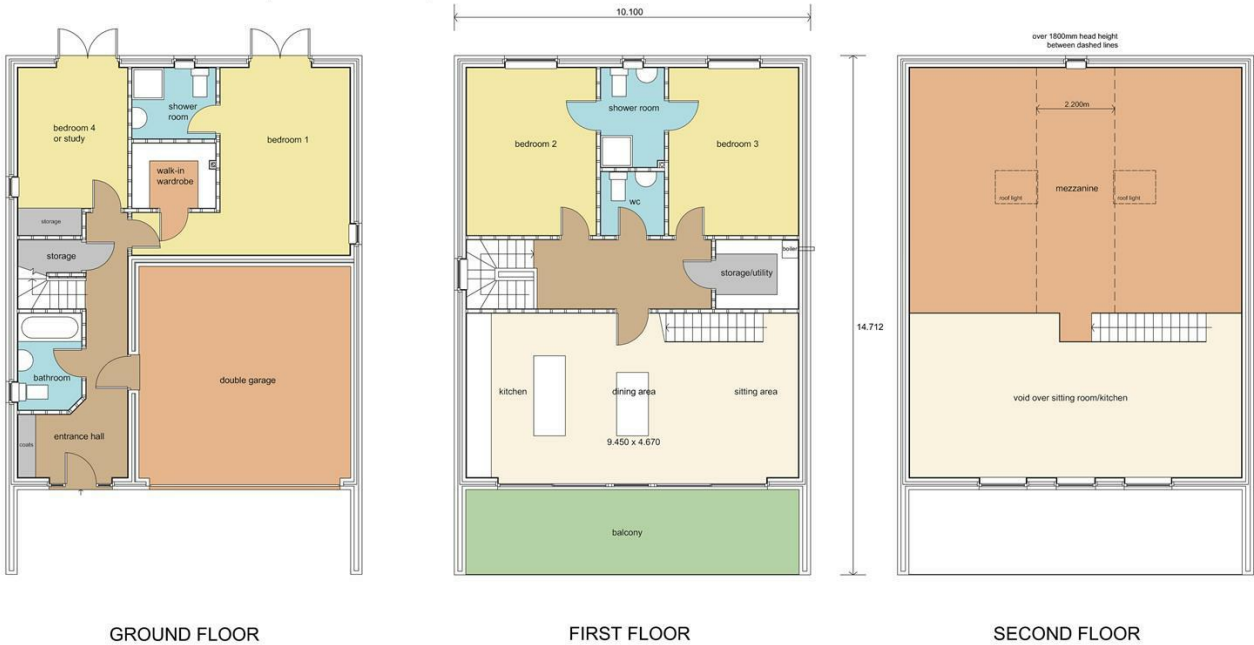






Floor Plans & EPC

TYPE A FLOOR PLANS (PLOTS 2 & 3)



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07981 400020

Tenure: Freehold



Paddock View

33 Cockshutts Lane, Sheffield S35 0FX

Price £650,000