



Naylor Road, Oughtibridge, Sheffield : £265,000

Semi-Detached House | 4 Bedroom | 2 Bathrooms

United  Homes



**\*\*NEW BUILD - TWO FOUR BEDROOM SEMI DETACHED PROPERTIES\*\*** United Homes are delighted to bring to the sales market these two fantastic new build properties. Located in the heart of the village just a stones throw away from Oughtibridge Primary school and a short walk to the local amenities and road links. The two properties have been built to a high specification and are modern in design throughout. The property briefly comprises of; Entrance hallway; Open plan lounge, kitchen and dining room; Downstairs wc; Three bedrooms and the family bathroom to the first floor; Master bedroom with ensuite shower room to the second floor; Off road parking to the front; Raised patio and artificial turf garden to the rear;

### **ENTRANCE HALLWAY**

With; Modern decorative glazed entrance door to the entrance hallway; Carpet flooring; Central heating radiator; Ceiling light point; Power sockets; Stairs rising to first floor; Solid oak door to the living area;



### **OPEN PLAN LOUNGE, KITCHEN AND DINER**

This great open plan living space has;

#### **LOUNGE DINING AREA**

Carpet flooring to the lounge area, Sliding patio doors to rear garden; uPVC double glazed window to the side elevation; Two central heating radiator's; Ceiling light point; Power and aerial sockets; Solid Oak door to downstairs wc;

#### **KITCHEN**

Fitted with a good range of cream gloss handleless wall, base and drawer units; One wall unit housing the wall mounted boiler; Black roll top work tops and returns; 1 1/2 sink and drainer with mixer tap; Integrated appliances to include; 70/30 fridge freezer, Electric double oven, Five ring induction hob with glass splashback and extractor hood above and Slimline dishwasher; Space and plumbing for washer/ dryer; Wood effect laminate flooring; uPVC double glazed window to the front elevation;





### **DOWNSTAIRS WC**

With; Low level wc with push button flush; Slimline wash basin set into a white gloss vanity unit with cupboard storage; Central heating radiator; Ceiling light point; Extractor fan; Vinyl wood effect flooring;



### **STAIRS TO FIRST FLOOR**

with Caro



### **BEDROOM TWO**

With; Carpet flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation; Power and aerial sockets;



### **BEDROOM THREE**

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



### **BEDROOM FOUR**

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



### **FAMILY BATHROOM**

Modern in design this lovely family bathroom has; Jacuzzi panelled bath with wall mounted shower with rain head and hand held attachments; Wash basin and wc set into wood effect vanity unit; Vertical heated towel rail; Obscure uPVC double glazed window to the side elevation; Fully tiled walls and flooring; Recessed ceiling spotlights; Extractor fan;



## **STAIRS TO SECOND FLOOR**

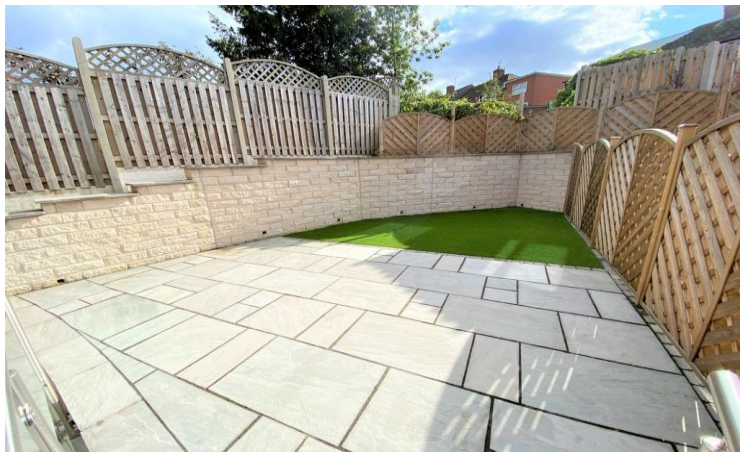
### **MASTER BEDROOM SUITE**

The master bedroom is built into the roof space with sloping to ceilings to two sides. Also having; Carpet flooring; Three Velux style double glazed windows, to the front and back elevations; Two central heating radiators; Recessed ceiling spotlights; Low door to under eave storage; Solid oak door to the ensuite shower room; Power and aerial sockets;



### **ENSUITE SHOWER ROOM**

With; Grey wood effect tiled walls and flooring; Shower enclosure with wall mounted shower and bi-folding screen door; Wash basin set into floating vanity unit; Low level wc with push button flush; Obscure double glazed uPVC Velux style window to the rear elevation; Vertical heated towel rail; Extractor fan;



### **STAIRS AND LANDINGS**

Carpeted stairs rise to both floors with the first floor landing having; Large uPVC double glazed picture window to the front elevation views; White painted bannisters and balustrades; Ceiling light points; Central heating radiator; Power sockets; Solid oak doors to all rooms; The second flight of stairs rises to the inner lobby landing and master suite entrance door;



### **OUTSIDE**

The properties have a block paved open plan front drive providing off road parking. The rear elevated gardens have modern steel and glass handrails and partitions between the two homes. The gardens have paved entertaining areas with sections of artificial turf.

### **ADDITIONAL DETAILS**

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.