

Stockarth Place Oughtibridge Sheffield S35 0JZ
Offers Around £595,000

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**** SOUTH-WEST FACING REAR GARDEN ** OVER 2,571 SQUARE FOOT ****

Situated on this exclusive development in this quiet cul-de-sac, perfect for a family is this individually designed four double bedroom, three bathroom large detached home. The property enjoys far-reaching countryside views, a fully enclosed rear garden and benefits from a double-width driveway providing off-road parking, a double garage, solar panels, uPVC double glazing and gas central heating. Set over three levels, the spacious accommodation briefly comprises: front door which opens into the entrance hall with a cloakroom, downstairs WC, study/bedroom five and the integral garage. The garage has an electric door and benefits from electric and lighting. A staircase rises to the first floor landing with access into the lounge, dining room, kitchen, breakfast room, WC and under stair storage. The well proportioned lounge has French doors opening onto a balcony, while the focal point of the room is the cast iron log burner. Attractive flooring continues into the good size dining room. The recently fitted open plan kitchen and breakfast room has a range of wall, base and drawer units with complementary oak work surfaces, one which incorporates the sink and drainer. Integrated dishwasher along-with space for a five ring Range cooker and an American style fridge freezer. An opening leads into the breakfast room with a large island. uPVC French doors open onto the rear garden. Off the kitchen is a utility with matching units and oak work surfaces. There is housing and plumbing for a washing machine and a rear entrance door. From the landing, a staircase rises to the second floor landing with access into the loft space, four double bedrooms and the main family bathroom. The spacious master benefits from bespoke fitted wardrobes and an en suite shower room. All three further bedrooms have fitted wardrobes and bedroom three has an en suite shower room. The bathroom comes with a four piece suite.

- VIEWING IS A MUST!
- SUPERB ACCOMMODATION THROUGHOUT
- STUNNING SOUTH-WEST FACING VIEWS
- FULLY ENCLOSED REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY & DOUBLE GARAGE
- PERFECT FOR A FAMILY





OUTSIDE

A double-width driveway which leads to the double garage. Front lawn garden. To the rear is a fully enclosed, landscaped south-west facing garden which is mainly laid to lawn. There is also a resin composite decked terrace along-with a patio perfect for enjoying the stunning views, outside dining and entertaining.

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.

MATERIAL INFORMATION

The solar panels generate an income of approximately £2,000 per annum. The property is Freehold and currently Council Tax Band F.

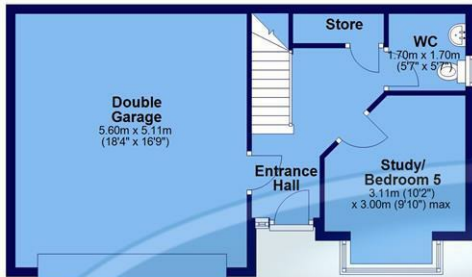
VALUER

Greg Ashmore MNAEA

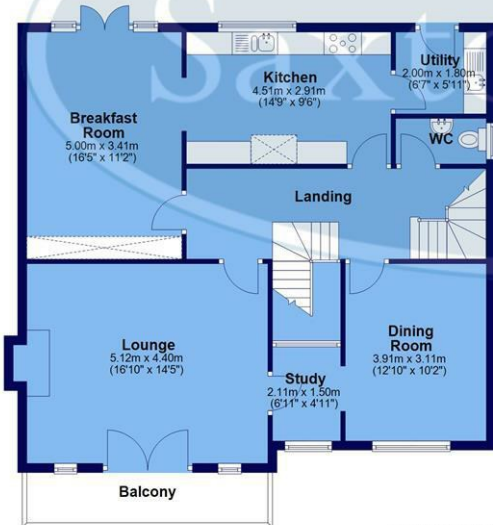
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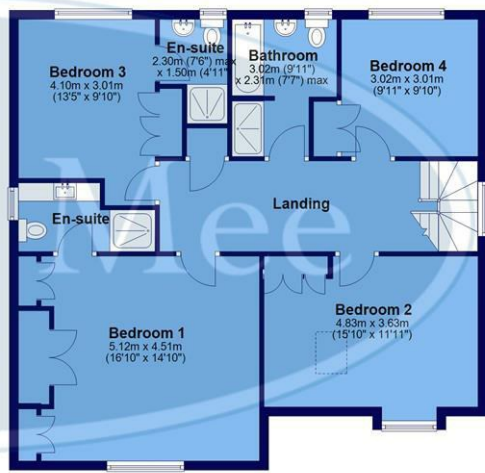
Ground Floor
Approx. 51.8 sq. metres (557.7 sq. feet)



First Floor
Approx. 93.8 sq. metres (1009.9 sq. feet)



Second Floor
Approx. 93.2 sq. metres (1003.7 sq. feet)



Total area: approx. 238.9 sq. metres (2571.3 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(20-10)	G		
Not energy efficient - higher running costs		77	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(65-80)	C		
(55-60)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	