



## Clough Grove, Oughtibridge, S35

Asking Price £370,000

- DETACHED FAMILY HOME
- KITCHEN DINER & UTILITY
- FAMILY BATHROOM
- THREE/ FOUR BEDROOMS
- CONSERVATORY
- SOUTH FACING REAR GARDEN
- LOUNGE
- THREE FIRST FLOOR BEDROOMS
- OFF ROAD PARKING



# Clough Grove, Oughtibridge, S35

**\*\* THREE BEDROOM DETACHED FAMILY HOME \*\*** This three/ four bedroom detached property is located on the ever popular Clough Grove cul de sac. Benefitting from development to the ground floor to incorporate the garage into the living accommodation. Close to the villages many local amenities including restaurants, pubs and shops and laying within the catchment for the outstanding Oughtibridge Primary School. With beautiful country walks on hand this is an ideal family home and offers the buyers the scope to put their own stamp on it. The property briefly comprises of; Entrance hallway; Lounge; Dining kitchen; Utility area; Downstairs cloakroom; Bedroom four/ playroom; Inner hallway; Conservatory; Stairs to first floor; Master bedroom with dressing area and en suite shower room; Two further bedrooms; Family bathroom; Rear South facing garden; Off road parking;



Council Tax Band: D



## **FULL DESCRIPTION**

**\*\* DETACHED THREE BEDROOM FAMILY HOME \*\*** This three/ four bedroom detached property is located on the ever popular Clough Grove cul de sac. Benefiting from development to the ground floor to incorporate the garage into the living accommodation. Close to the villages many local amenities including restaurants, pubs and shops and laying within the catchment for the outstanding Oughtibridge Primary School. With beautiful country walks on hand this is an ideal family home and offers the buyers the scope to put their own stamp on it. The property briefly comprises of; Entrance hallway; Lounge; Dining kitchen; Utility area; Downstairs cloakroom; Bedroom four/ playroom; Inner hallway; Conservatory; Stairs to first floor; Master bedroom with dressing area and en suite shower room; Two further bedrooms; Family bathroom; Rear South facing garden; Off road parking;

## **ENTRANCE HALLWAY**

The composite entrance door opens to the welcoming hallway with; Oak effect laminate flooring; Ceiling light point; Stairs to first floor; Solid doors to the lounge, kitchen dining room, cloakroom wc and bedroom four/ playroom;

## **LOUNGE**

This cosy family sitting room has; uPVC double glazed bay window to the front elevation, with a further window to the side elevation; Coving; Central heating radiator; Ceiling light point;

## **KITCHEN DINING ROOM**

An 'L' shaped living space with; Dining area with space for dining table and chairs; A uPVC double glazed window to the utility room; The kitchen area is fitted with a range of cream gloss wall, base and drawer units and wood effect work tops; Integrated appliances including a double oven with a four gas hob above; extractor hood and dish washer; One and a half sink and drainer with mixer tap; Tiled splash backs; uPVC double glazed windows to the rear and side elevations; Two central heating radiators; Vinyl flooring; Recessed ceiling spotlights; Solid door to under stairs storage; Half glazed door to the utility area;

## **UTILITY AREA**

Having; Space for an American fridge freezer; Black work counter with space and plumbing for under unit appliances; Black and white monochrome tiled flooring; Windows to two sides; Fully glazed uPVC entrance door to the rear garden;

## **CLOAKROOM WC**

With; Wood effect laminate flooring; Wash basin set into vanity storage unit; WC; Heated towel rail; Ceiling light; Obscure uPVC double glazed window to the side elevation;

## **BEDROOM FOUR/ PLAYROOM**

This versatile garage conversion offers many uses, dependant on the needs of the buyer. Previously a bedroom but now in use as a playroom with; Carpet flooring; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Solid door to the inner hallway storage area;

## **INNER HALLWAY STORAGE AREA**

Having cupboard and shelf storage and a door to the conservatory;

## **CONSERVATORY**

The conservatory has; Windows to two sides; Double doors open to the patio area; Wood effect laminate flooring; Ceiling light point; Wall light points; Window through to the kitchen area;

## **STAIRS TO FIRST FLOOR**

## **BEDROOM ONE**

The master bedroom has; Wood effect laminate flooring; uPVC double glazed window to the front elevation; Ceiling light; Central heating radiator; Open arch to the dressing area with mirrored wardrobe storage; Solid door to ensuite shower room;

## **EN SUITE SHOWER ROOM**

Having; Shower enclosure with rain head shower and screen doors; Counter top wash basin; WC; Central heating radiator; Obscure double glazed uPVC window to the side elevation; Black and white monochrome wall tiles;



### **BEDROOM TWO**

Double bedroom two has; uPVC double glazed window to the front elevation; Wood effect laminate flooring; Ceiling light; Central heating radiator; Solid door to wardrobe storage;

### **BEDROOM THREE**

Comprising of; Wood effect laminate flooring; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light;

### **FAMILY BATHROOM**

The family bathroom has; Bath with wall mounted shower and side screen door; WC; Wash basin; Central heating radiator; Painted floorboards; Tiled and painted walls; Corner cupboard storage; Obscure double glazed uPVC window to the front elevation;

### **STAIRS AND LANDING**

With; Wood effect laminate flooring; Central heating radiator; Two ceiling lights; Loft hatch access; Solid door to storage cupboard;

### **FRONT GARDEN**

Drive providing off road parking and open plan lawn area;

### **REAR GARDEN**

The rear garden is predominantly laid to lawn with a patio directly from the house; Fence borders to three sides, shed and mature planting;

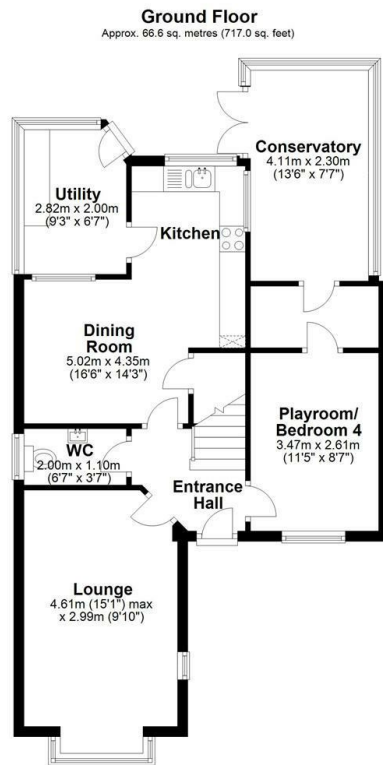
### **ADDITIONAL DETAILS**

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.



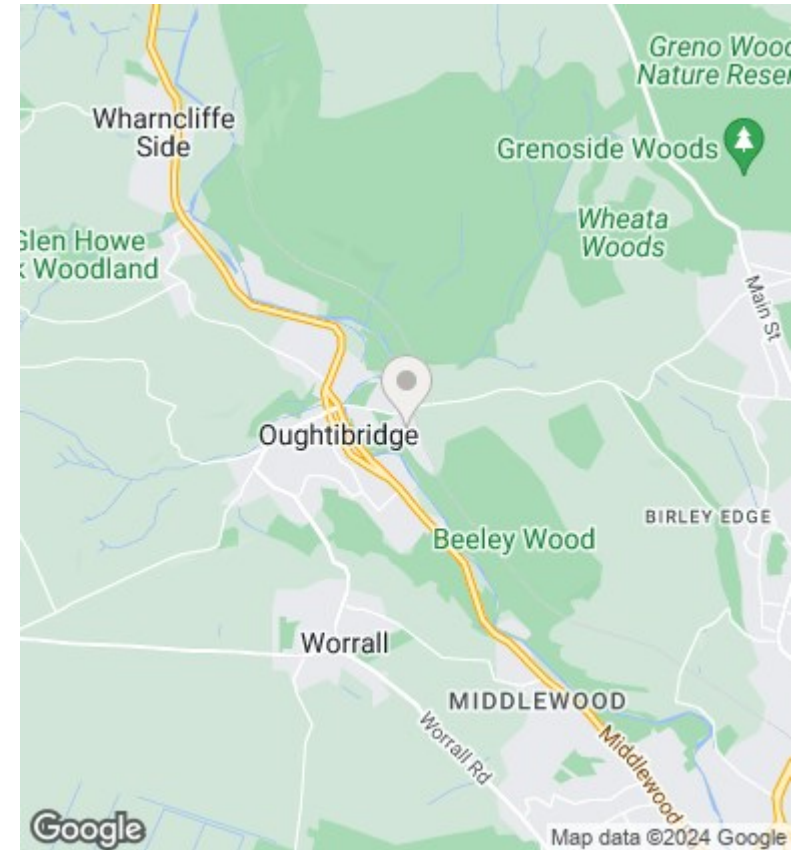






Total area: approx. 113.0 sq. metres (1216.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	