



## Highcliffe Drive, Oughtibridge, S35

Asking Price £285,000

- VIEWING ESSENTIAL
- RENOVATED TO THE HIGHEST STANDARD BY THE CURRENT OWNER
- COUNCIL TAX BAND C £1,921.16 - LEASEHOLD 143 YEARS REMAINING
- SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOME
- INCLUDING FULL NEW REWIRE, NEW BOILER AND RADIATORS, WINDOWS AND DOORS
- CLOSE TO EXCELLENT AMENITIES & SCHOOLS
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR MULTIPLE VEHICLES
- LANDSCAPED GARDENS AND BOUND RESIN DRIVE
- AMAZING ELEVATED COUNTRYSIDE VIEWS

# Highcliffe Drive, Oughtibridge, S35

**\*\*VIEWING A MUST\*\* STUNNING ELEVATED VIEWS - SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOME\*\*** Renovated from top to bottom, both inside and out, perfect for those looking for a home they can move straight into with no work required. This beautifully presented home has had a full rewire, new boiler and central heating system, double glazing and totally replastered throughout. Tucked away in an enviable cul de sac position and located in the ever popular Oughtibridge village. Close to excellent local amenities and just a stone's throw from Oughtibridge primary school. The property briefly comprises of; Entrance hallway; Lounge; New fitted kitchen dining room; Sun room; Downstairs cloakroom; Stairs to first floor; Three bedrooms; Brand new family bathroom; Outside; Bound resin driveway providing parking for multiple vehicles; Landscaped front and rear gardens;



Council Tax Band: C



### **ENTRANCE HALLWAY**

This welcoming hallway comprises of; Access via a composite entrance door with obscure glazed panels; Great natural light also flows from the side facing uPVC double glazed window; Wood effect flooring; Central heating radiator; Under stairs storage cupboard; Ceiling light point; Stairs to the first floor; Solid doors to the lounge and the downstairs cloakroom;

### **LOUNGE**

This light and airy space has; A large uPVC double glazed picture window to the front elevation; Decorative fireplace; Wood effect flooring; Ceiling light point; Central heating radiator; Glazed door into the kitchen dining room;

### **KITCHEN DINING ROOM**

The newly fitted kitchen has; Cream wall, base and drawer units with wood effect roll top work surfaces; Tiled splash backs; 1 1/2 sinks and drainer with mixer tap; uPVC double glazed window to the side elevation; Integrated induction hob and oven with extractor unit above; Integrated under unit washing machine; Space for an upright fridge freezer; Recessed ceiling spotlights; Wood effect flooring; The dining area has; Space for dining furniture; Ceiling light point; Central heating radiator; Wood effect flooring; Glazed door into the sun room;

### **SUN GARDEN ROOM**

This great space offers year round use and has; Built in storage along one wall; Two large uPVC double glazed window to the rear elevation providing lovely countryside views; Wood effect flooring; Ceiling light points; Central heating radiator; Glazed door into the rear garden;

### **DOWNSTAIRS CLOAKROOM**

Having; WC; Wash basin set into a vanity storage unit; Vertical heated towel rail; Wood effect flooring; Extractor fan; Ceiling light point;

### **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

This good size primary bedroom has; Large uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A further double bedroom with; Large uPVC double glazed window to the rear elevation, with stunning elevated views; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

Having; An uPVC double glazed window to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

### **NEW FAMILY SHOWER ROOM**

This modern family shower room has; WC: Wash basin set into a vanity drawer unit; Shower enclosure with side screen door; Tiled walls to wet areas; uPVC obscure double glazed window to the side elevation; Tile effect laminate flooring; Recessed ceiling spot lights; Extractor fan; Vertical heated towel rail;

### **FIRST FLOOR LANDING AND STAIRS**

With; uPVC double glazed window to the side elevation; Storage cupboard which houses the boiler; Carpet flooring; Loft hatch access; Solid doors to the three bedrooms and the family shower room;

### **DRIVEWAY**

This brand new contemporary bound resin driveway adds real kerb appeal to this property and allows off road parking for multiple vehicles;

### **FRONT GARDEN**

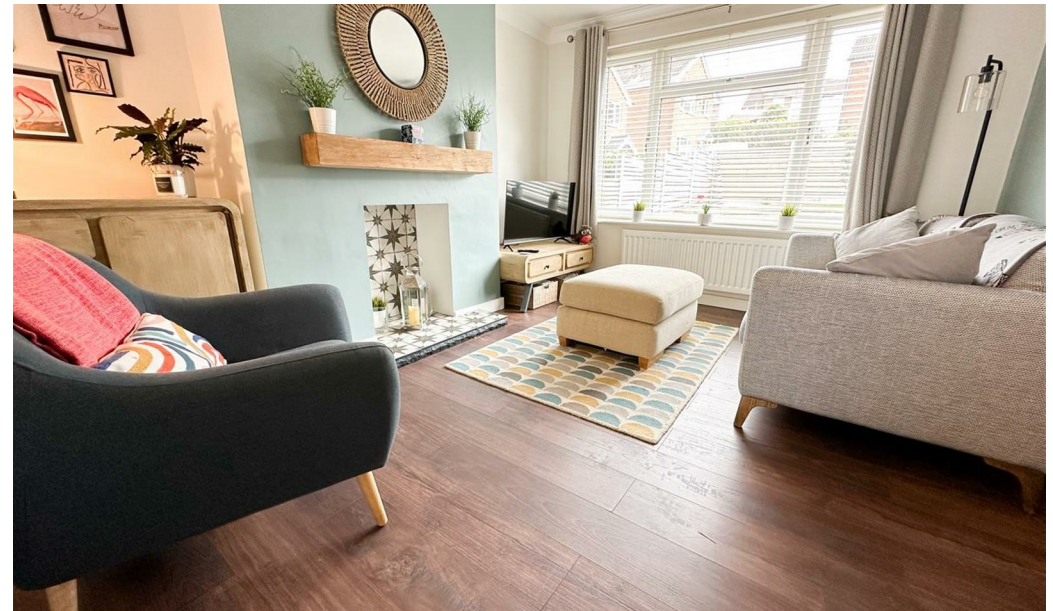
A low maintenance front garden with an artificial lawn and raised pebble beds, which are interspersed with shrub planting; Fence borders; To the side of the garden there are steps which lead down to the front door access; A side gate gives access to the rear garden;

## REAR GARDEN

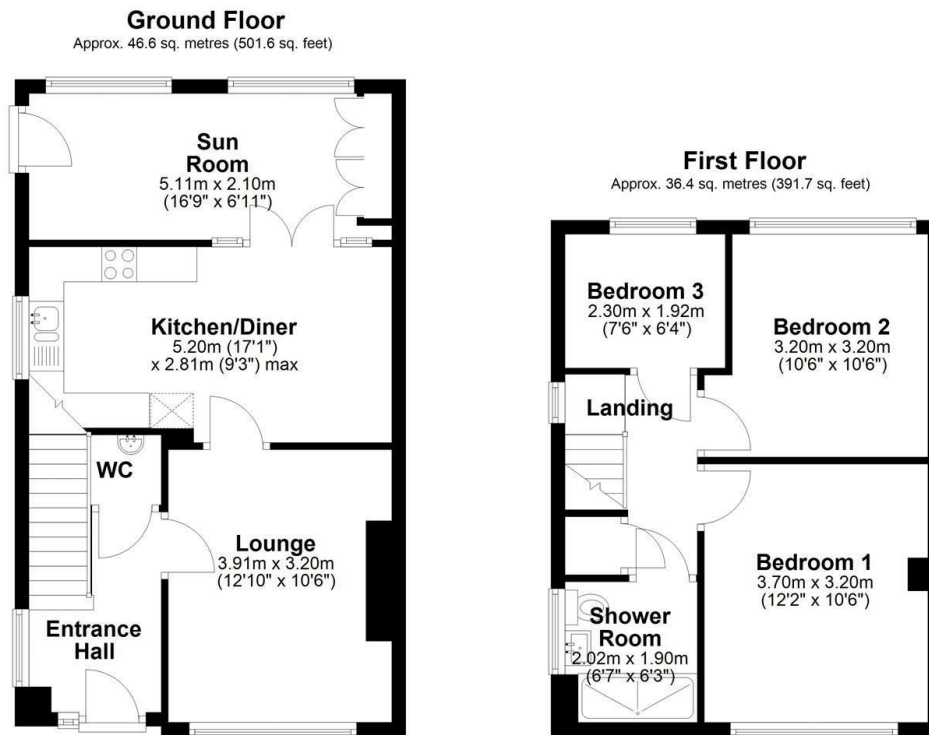
The private landscaped rear garden has; Patio seating space; Storage shed; Decked entertaining area with a glass panel balustrade, which allows elevated views of the surrounding countryside; Steps lead down to the area of lawn; A further pebble bed seating area; Mature shrubs and planting throughout; The vendors have sectioned the remaining garden off with hedging and an access gate, which opens to the wild garden area; Fence and hedge borders;

## ADDITIONAL INFORMATION

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. 83.0 sq. metres (893.4 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(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	