



Hillcrest Drive, Oughtibridge, S35

£215,000

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- GROUND FLOOR BEDROOM THREE AND TWO FIRST FLOOR BEDROOMS
- GOOD SIZED REAR GARDEN WITH MATURE PLANTING
- OPEN PLAN BREAKFAST AND DINING KITCHEN
- CONSERVATORY
- NO CHAIN - FREEHOLD
- RELAXING LOUNGE SITTING ROOM
- INSULATED HOME OFFICE & BAR GARDEN ROOM OFFERING YEAR ROUND USE
- COUNCIL TAX BAND A - £1,440.86

17 Hillcrest Drive, Sheffield S35 0JJ

****NO CHAIN**LOVELY THREE BEDROOM HOME IN BEAUTIFUL LOCATION**** United homes are delighted to bring to the sales market this charming two/three bedroom home. Set in an elevated position with stunning views from every aspect, a viewing is advised on this deceptively spacious property. Extended to add a third bedroom to the ground floor. Close to Oughtibridge Primary School and to the excellent village amenities all on hand. The property briefly comprises of; Breakfast kitchen dining room with central island; Stylish lounge area; Bedroom three/ snug; Conservatory; Stairs to the first floor; Two double bedrooms; Family bath and shower room; Spacious rear garden with home office bar room and storage shed;



Council Tax Band: A



FRONT ENTRANCE

A part obscure glazed stable style entrance door opens directly to the open plan Breakfast kitchen and dining room; Lovely natural light is cast down on the entrance area via the Velux roof light window above;

BREAKFAST KITCHEN DINING ROOM

This great space comprises of; A good range of sage green wall, base and drawer units, with wood effect roll top work surfaces; Large central breakfast island with seating and ample under storage space beneath; Slate grey tiled splash backs; Black one and a half sink and drainer with mixer tap; Set beneath an uPVC double glazed window, offering idyllic views to the front elevation; Integrated appliances to include; Double oven and four ring gas hob, with extractor hood above; Space and plumbing for a washing machine and dishwasher; Space for freestanding fridge freezer; Cupboard housing the wall mounted boiler; The dining area has been cleverly block painted to create a zoned dining and seating space; Central heating radiator; Recessed ceiling spotlights; Wood effect vinyl flooring; A solid door to the under stairs storage area and one to the lounge;

LOUNGE

This stylishly presented and welcoming lounge has; Block painted feature wall; Carpet flooring; Ceiling light point; Central heating radiator; Solid door access the staircase; Double patio doors open to the conservatory; Glazed internal door, with privacy blind, to bedroom three/ snug;

BEDROOM THREE/ SNUG

The property was originally extended to create this third ground floor bedroom. This is a multipurpose room which can be utilised to suit the buyers needs. With; Carpet flooring; Central ceiling light; uPVC double glazed window to the rear garden views; Central heating radiator;

CONSERVATORY

Taking full advantage of views to the rear aspect, this additional living space has; Wood effect laminate flooring; Central heating radiator; Wall light points; Obscured uPVC double glazed windows to the side elevation; uPVC double glazed windows and doors to the rear garden views;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This spacious primary bedroom comprises of; Carpet flooring; Central heating radiator; Ceiling light point; Recessed hanging storage area; uPVC double glazed windows to the rear elevation garden and surrounding views;

BEDROOM TWO

This further good sized double bedroom has; Carpet flooring; Ceiling light point; Central heating radiator; Front facing uPVC double glazed window, to amazing countryside views;

FAMILY BATHROOM

A generous family bathroom consisting of; Panelled bath, with mixer tap; Separate shower enclosure with rainhead and handheld attachments and screen door; Pedestal wash basin, with free standing vanity storage below; WC; Fully tiled walls; Wood effect vinyl flooring; Central heating radiator; Recessed ceiling spotlights; Obscure double glazed uPVC window to the front elevation;

HOME OFFICE AND BAR ROOM

Again such a versatile room which could cover a multitude of purposes, from office bar to craft room. The current owners have insulated the building and installed underfloor heating to ensure cosy year round use. With; Double patio doors opening to the garden; Zoned bar area; uPVC double glazed window; Lighting and power; Wifi connection; Ceiling and wall light points;

FRONT ELEVATION

Situated on a quiet private road with no through access to traffic. A low iron gate provides access to the front paved area and front entrance door to the property. Rear access to the property is gained through the garden of the adjoining house.

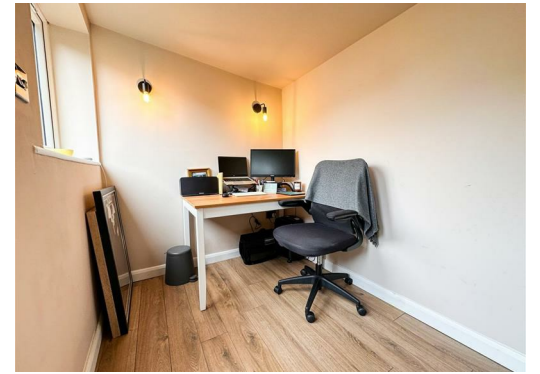
REAR GARDEN

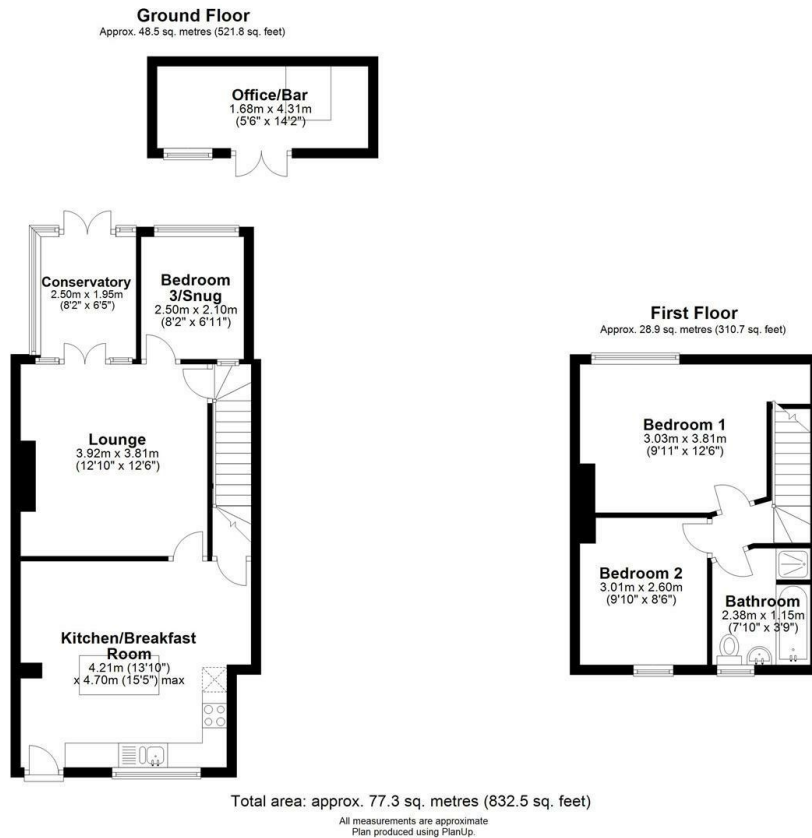
The property benefits from a good sized rear garden with various areas of seating and mature planting. Catching sun throughout the day the garden has; Outside lighting; Pebbled, decked and lawn areas; Feature magnolia tree in the centre of the garden; Mature planting throughout; A central pathway running the length of the garden to the home office and bar room and the storage shed; Fence and hedge borders; Gated rear through access for one other home, which is seldom used by the neighbouring property;

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.







Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	