



Clough Grove, Oughtibridge, S35

Asking Price £625,000

- VIEWING ESSENTIAL
- DOUBLE GARAGE AND DRIVEWAY
- OPEN PLAN FAMILY LIVING
- FREEHOLD
- PRIVATE SOUTH FACING REAR GARDEN
- PRIMARY BEDROOM WITH ENSUITE SHOWER ROOM
- POPULAR CUL DE SAC LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND E - £2,920

Clough Grove, Oughtibridge, S35

**** VIEWING ESSENTIAL ** FREEHOLD **** A beautifully appointed four-bedroom detached residence, set within the prestigious Clough Grove estate in the heart of Oughtibridge. Immaculately presented throughout, this exceptional home blends contemporary design with superb family living—boasting a recently laid resin driveway, double garage, and a wonderfully private, south-facing garden. The ground floor offers a spacious entrance hallway, elegant lounge, stylish open-plan kitchen and dining area, family room, versatile office space, and a convenient WC. Upstairs, the generous principal bedroom features a sleek en-suite, complemented by two further double bedrooms (one with fitted wardrobes) and a fourth currently used as a dressing room.

With flexible living space, high-quality finishes, and a prime location, this is a home perfectly suited for those seeking comfort, style, and privacy.



Council Tax Band: E



ENTRANCE HALLWAY

Step into a spacious and beautifully finished entrance hallway, accessed via a stylish wood-effect uPVC door with glazed side panels. High-quality wood-effect flooring flows throughout, enhanced by recessed ceiling spotlights and a central heating radiator. A feature oak staircase rises to the first floor, with solid internal doors leading to the open-plan kitchen/dining room, downstairs WC, and a useful storage cupboard. Open access to the office is also available directly from the hallway.

OPEN PLAN KITCHEN DINING ROOM

At the heart of the home lies this beautifully appointed open-plan kitchen and dining space, thoughtfully designed for both everyday living and effortless entertaining. High-quality wood-effect flooring flows throughout, complementing a bespoke range of wall, base, and drawer units with rich wooden worktops and a classic Belfast sink. Integrated appliances include a fridge freezer, dishwasher, and a double oven with hob and extractor above, set against a stylish feature tile splashback. Two rear-facing uPVC windows bathe the room in natural light, while ambient wall lights, recessed ceiling spotlights, and a contemporary vertical radiator add both warmth and elegance. A discreet utility area features grey wall, base, and drawer units, a secondary sink with mixer tap, space and plumbing for a washing machine, microwave, and a glazed door providing side access. The generous dining area offers ample space for a dining table beneath stylish feature lighting—with open access leading through to both the lounge and the family room, creating a seamless and sociable flow throughout the ground floor.

LOUNGE

Step into this inviting lounge, where contemporary style meets everyday comfort. A modern electric feature fireplace provides a cosy focal point, with a sleek media unit above offering the perfect spot for your TV. Natural light pours in through a large uPVC double-glazed window to the front, highlighting the wood-effect flooring underfoot. A statement ceiling light, complementary wall lighting, and a modern central heating radiator complete this well-designed living space.

FAMILY ROOM

A gorgeous family room featuring a contemporary wood-burning stove, perfect for cosy evenings. Flooded with natural light from uPVC double glazed windows spanning the full aspect of one wall, which also incorporates double doors opening onto the private rear garden. Double doors on the adjacent side further enhance the seamless indoor-outdoor flow, surrounded by lovely greenery. Additional light pours in through two Velux windows, while high-quality wood-effect flooring and recessed ceiling spotlights complete the stylish, inviting atmosphere.

OFFICE

This lovely and versatile space is currently used as a home office but can easily adapt to suit individual needs—ideal as a study area, reading nook, or hobby room. It features a uPVC double glazed window to the front elevation, high-quality wood-effect flooring, a modern central heating radiator, ceiling light point, and a stylish feature wall spotlight, making it a bright and practical addition to the home.

DOWNSTAIRS WC

A thoughtfully designed downstairs WC, finished to a high standard and ideal for guests. Featuring a modern wash basin and WC, vertical heated towel rail, elegant wood-effect flooring and a ceiling light point.

STAIRS RISING TO THE FIRST FLOOR

PRIMARY BEDROOM ONE

The luxurious primary bedroom offers a true retreat-like feel, beautifully appointed with a uPVC double glazed window to the front elevation, soft carpet underfoot, and recessed ceiling spotlights creating a calm, restful ambience. Fitted storage provides both style and functionality, while a modern central heating radiator adds comfort. A solid door leads through to the private en-suite shower room, completing this serene and elegant space.

ENSUITE SHOWER ROOM

The en-suite shower room is beautifully appointed, featuring a stylish walk-in shower with glass screen, contemporary wash basin, and low-flush WC. A uPVC double glazed window to the side elevation provides natural light, complemented by fully tiled walls and flooring for a polished, cohesive look. Additional features include a chrome heated towel rail, extractor fan, ceiling light point, and recessed ceiling spotlight.

BEDROOM TWO

This spacious double bedroom enjoys a front-facing uPVC double glazed window, fitted wardrobe storage, and a soft carpet finish underfoot. A central heating radiator and ceiling light point provide comfort and practicality, making it an ideal space for rest and relaxation.

BEDROOM THREE

A further double bedroom featuring a uPVC double glazed window to the rear elevation, offering peaceful woodland views. The room benefits from soft carpet flooring, a ceiling light point, and a central heating radiator. It is perfect for use as a guest or child’s room, providing a tranquil and comfortable space to unwind.

BEDROOM FOUR

Bedroom four is currently utilised as a stylish dressing room, featuring fitted wardrobe storage along one wall, a built-in dressing table with drawer storage, and a uPVC double glazed window to the rear elevation. Finished with soft carpet flooring, a ceiling light point, and a central heating radiator, this adaptable room serves as a chic and inviting sanctuary.

FAMILY BATHROOM

A sleek family bathroom featuring a freestanding bath with handheld shower attachment, WC, and wash basin. The room benefits from a uPVC obscure double glazed window to the rear elevation, tiled flooring, and one fully tiled wall with tiles extending to wet areas. The upper half of this wall is finished with a large mirrored surface, adding depth and light. Additional touches include a ceiling light point and a vertical heated towel rail, making it the perfect space to unwind and relax after a hard day.

FIRST FLOOR LANDING AND STAIRS

A bright carpeted landing featuring a oak staircase with elegant balustrades and loft hatch access. Solid doors lead to all four bedrooms, the family bathroom, and a convenient storage cupboard. The space is completed with a ceiling light point and central heating radiator, providing a warm and welcoming transition between rooms.

DOUBLE GARAGE

A spacious double garage featuring an electric up-and-over door, with power and lighting installed for convenience. There is ample space to park a car if desired, alongside room currently used by the owners for an additional fridge and tumble dryer—offering versatile storage and practical utility.

FRONT GARDEN

The front garden features a newly resin-laid pathway leading to the front door and a spacious driveway providing parking for multiple vehicles. Well-maintained lawn areas are complemented by mature trees, shrubs, and planting, while a gated side access offers convenient entry to the private rear garden.

REAR GARDEN

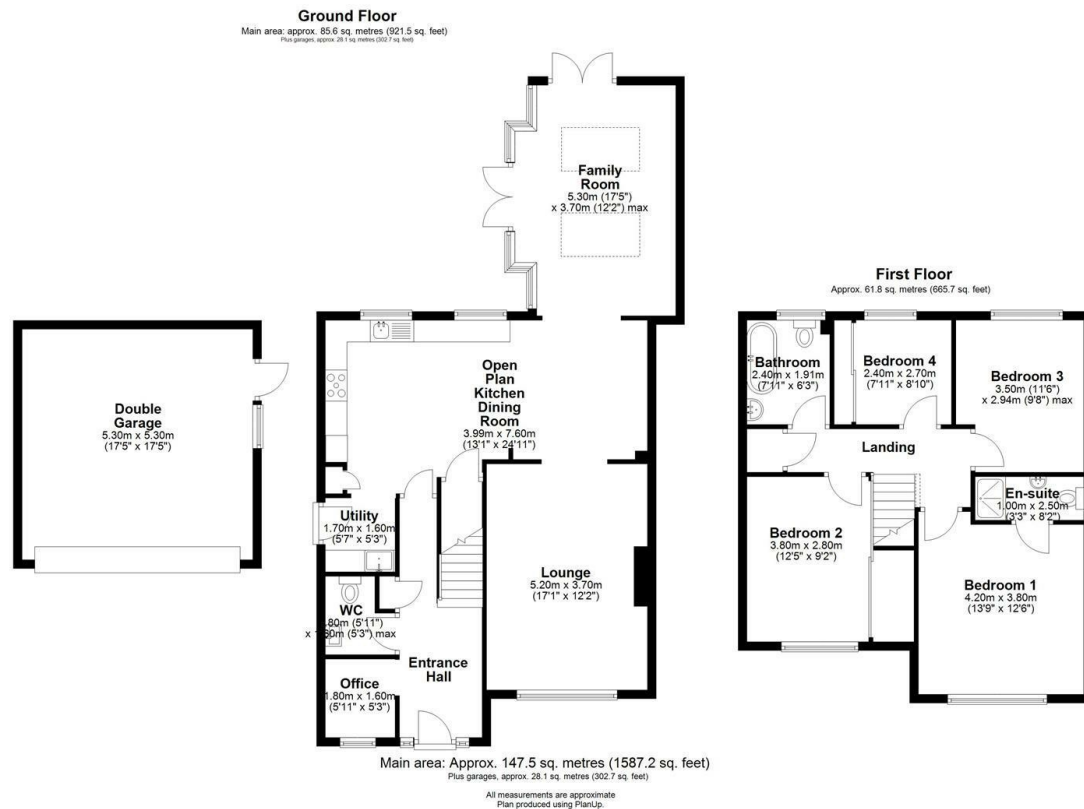
The tranquil, south-facing rear garden offers exceptional privacy, backing onto peaceful woodland. It features two porcelain paved entertaining areas and a further decked seating space—ideal for outdoor dining and relaxation. Predominantly laid to lawn, the garden also includes a pebble bed with a wood store, mature shrubs and planting, and is enclosed by a combination of fence, brick, and hedge borders, creating a serene and beautifully landscaped retreat.

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Directions

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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