UNITED UH HOMES

Whitebeam Close, Wharncliffe Side, S35

Asking Price £470,000

- STUNNING FOUR BEDROOM DETACHED HOME
- UPGRADED PREMIUM FITTED KITCHEN
- LANDSCAPED REAR GARDEN, GARAGE & DRIVEWAY
- COUNCIL TAX BAND E £2,913.88
- SOUGHT-AFTER OUGHTIBRIDGE VALLEY DEVELOPMENT
- PRINCIPAL BEDROOM WITH EN-SUITE
- SURROUNDED BY WOODLAND & GREEN SPACE
- IMPRESSIVE OPEN PLAN KITCHEN & FAMILY SPACE
- BESPOKE SHARPS FITTED WARDROBES
- FREEHOLD

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Occupying a superb position within the highly regarded Oughtibridge Valley development, this outstanding four-bedroom, two-bathroom detached residence offers beautifully appointed accommodation finished to an exceptional standard throughout. Enjoying a landscaped rear garden, detached garage and driveway providing off-road parking, the property has been thoughtfully upgraded by the current owners, including a premium fitted kitchen and bespoke blinds throughout. Designed with modern family living in mind, the accommodation briefly comprises a welcoming entrance hallway, elegant lounge, separate home office, downstairs WC, utility room, and an impressive open-plan kitchen, dining and family space forming the heart of the home. To the first floor is a generous principal bedroom with stylish en-suite shower room, while the remaining three bedrooms all benefit from bespoke Sharps fitted wardrobes. A contemporary family bathroom completes the accommodation. Oughtibridge Valley is an exclusive and sought-after development surrounded by stunning woodland and green space, offering a perfect balance of countryside living and convenience. The amenities of Oughtibridge, Stocksbridge and Sheffield are all within easy reach, whilst the nearby Old Mill building has been transformed by Sheffield's Michelin-starred Jöro restaurant into a renowned dining destination, further adding to the appeal of this exceptional location.

4 2 2

Council Tax Band: E

ENTRANCE HALLWAY
A welcoming entrance hallway accessed via an obscure glazed composite front door, featuring wood flooring, a central heating radiator, and Philip Hue smart lighting controllable via mobile device. Stairs rise to the first floor, with solid doors providing access to the lounge, open-plan kitchen, dining and family room, home office, downstairs WC, and useful storage cupboard.

LOUNGE
A generously proportioned lounge with a large UPVC double glazed window to the front elevation providing excellent natural light. The room benefits from a ceiling light point, central heating radiator, and carpet flooring, creating a comfortable and inviting living space.

OPENPLAN KITCHEN DINING AND FAMILY ROOM

KITCHEN
The upgraded Symphony kitchen is fitted with a range of cashmere wall, base and drawer units complemented by contrasting black worktops and upstands. Under-unit lighting enhances the modern finish, while a one and a half bowl sink with mixer tap sits beneath a UPVC double glazed window to the rear elevation. Integrated appliances include an oven, hob with extractor fan above and glass splashback, dishwasher, and fridge freezer. A breakfast peninsula provides space for seating, creating a social dining area. Wooden flooring runs throughout the space, complemented by a central heating radiator and three Philips Hue smart lights. There is open access leading through to the utility room.

DINING AND FAMILY AREA
A bright and spacious dining and family area with double doors opening onto the rear garden, framed by surrounding windows that allow natural light to flood the space. There is ample room for a dining table and chairs, along with additional space currently used by the vendors for a sofa, creating an ideal open-plan family and entertaining area. The room also benefits from a central heating radiator.

UTILITY ROOM
Fitted with cashmere wall units and a contrasting black worktop and upstands, this utility room also houses the boiler. There is space and plumbing for a washing machine and a separate dryer, along with a ceiling light point and wood flooring. A part obscure glazed composite door provides side access to the property.

OFFICE
Currently utilised as a home office, this versatile room can be adapted to suit the buyer’s needs. It features a UPVC double glazed window to the front elevation, carpet flooring, a ceiling light point, and a central heating radiator.

DOWNSTAIRS WC
Comprising a WC and a corner wash basin with tiled splashback, this space also benefits from a central heating radiator, ceiling light point, and wood flooring.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
A spacious principal bedroom with two UPVC double glazed windows to the front elevation and a further window to the side elevation, allowing plenty of natural light. The room benefits from carpet flooring, a ceiling light point, and a central heating radiator. A solid door provides access to the en-suite shower room.

EN SUITE SHOWER ROOM
Featuring a WC, wash basin, and a shower enclosure with wall-mounted shower and screen door, this en-suite is finished with tiled walls to wet areas and a wall-mounted mirrored cabinet. The space also benefits from an extractor fan, central heating radiator, ceiling light point, and herringbone effect vinyl flooring.

BEDROOM TWO
Another generously sized double bedroom with a UPVC double glazed window to the front elevation, bespoke Sharps fitted wardrobes, and a solid door providing access to a further storage area. The room also benefits from carpet flooring, a ceiling light point, and a central heating radiator.

BEDROOM THREE
A well-proportioned bedroom with a UPVC double glazed window to the rear elevation and bespoke Sharps fitted wardrobes. The room also benefits from carpet flooring, a ceiling light point, and a central heating radiator.

BEDROOM FOUR
The fourth bedroom is currently utilised as a home office but offers excellent versatility to suit the buyer’s needs. It features a UPVC double glazed window to the rear elevation and bespoke Sharps fitted wardrobes. The room also benefits from carpet flooring, a ceiling light point, and a central heating radiator.

FAMILY BATHROOM
Comprising a WC, wash basin, and bath with tiled walls to wet areas, this bathroom also benefits from an obscure glazed window to the rear elevation and extractor fan. The space is completed with a ceiling light point, central heating radiator, and herringbone effect vinyl flooring.

FIRST FLOOR LANDING AND STAIRS
Landing with solid doors leading to all four bedrooms and the family bathroom, along with double

doors providing access to a useful storage area. The space benefits from carpet flooring, a central heating radiator, loft hatch access with pull-down ladder and lighting, and a Philips Hue smart light fitting.

GARAGE

This detached garage can be accessed via the front elevation through an electric door or via a composite entrance door from the rear garden. Benefiting from power and lighting, the space offers excellent versatility and can be adapted to suit the buyer's needs.

OFF ROAD PARKING

Block paved driveway providing off-road parking for multiple vehicles, with side access leading directly to the utility room as well as a gate providing entry into the rear garden.

REAR GARDEN

A large landscaped rear garden, featuring a porcelain tiled patio area accessed directly from the dining space, as well as a side access gate. A few steps lead down to the next level, where porcelain tiles create a border around a generous artificial lawn area. Enclosed by fenced boundaries, the garden offers a superb low-maintenance space ideal for both relaxing and entertaining. The garden also benefits from three separate electric points, outdoor lighting, and soffit spotlights, providing excellent illumination during the evening and winter months.

FRONT GARDEN

The front garden features a lawned area which sweeps around to one side, with a paved pathway leading to the front entrance.

DISCLAIMER

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2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
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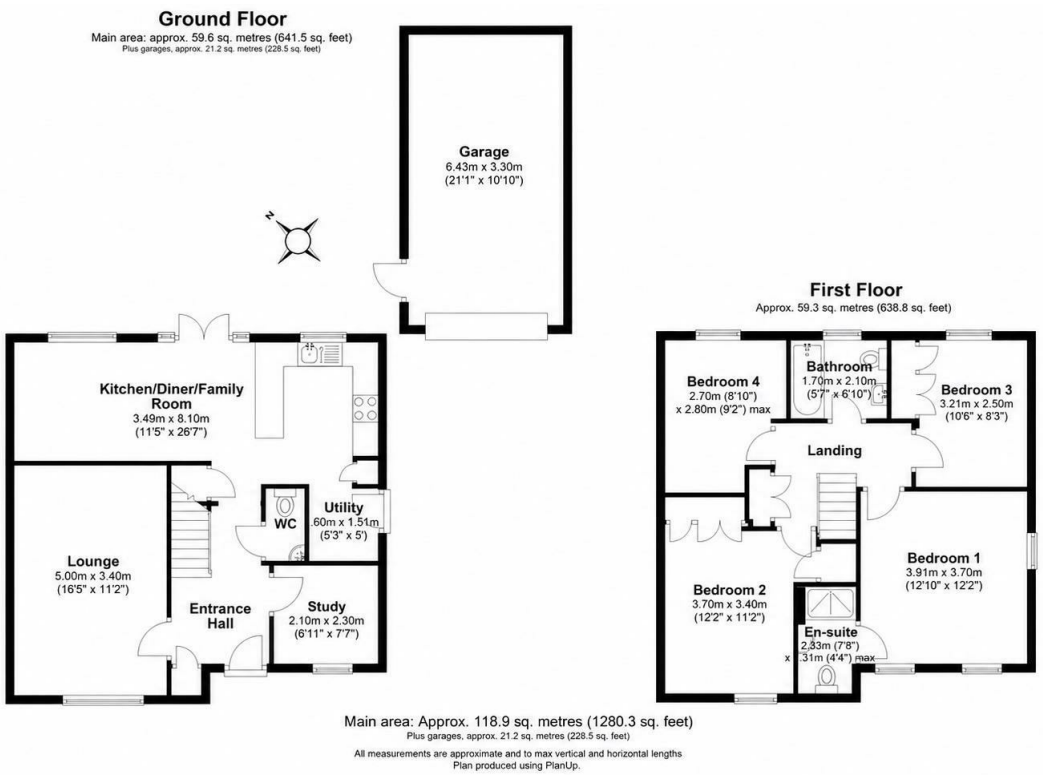
NEW YORK



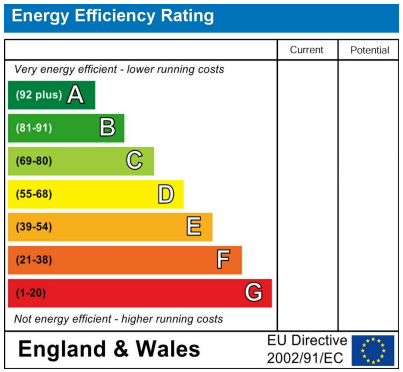
Directions

Viewings

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

Council Tax Band

E



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