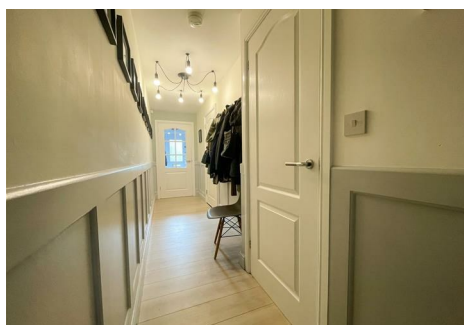




1 Acorn Court, Oughtibridge, Sheffield, S35 0BG

£1,600 Per Calendar Month

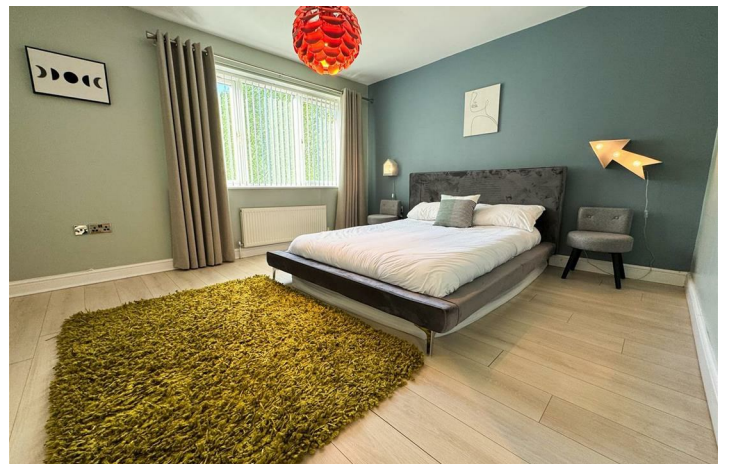
- IMMACULATELY PRESENTED THREE BEDROOM HOME
- LIVING ACCOMMODATION OVER THREE FLOORS
- INTEGRAL GARAGE AND OFF ROAD PARKING
- GREAT VILLAGE LOCATION
- BOND - £1,846
- LOFT STYLE OPEN PLAN LIVING SPACE
- GROUND FLOOR EN SUITE BEDROOM
- REAR GARDEN & BALCONY
- RENT - £1600 PCM
- COUNCIL TAX BAND C - £2,231.25

1 Acorn Court, Sheffield S35 0BG

****WOW**** An internal inspection is absolutely essential to appreciate this truly outstanding and individually designed three bedroom luxury home. Located in this desirable area on the edge of open countryside yet still convenient for local amenities and within the catchment for Oughtibridge & Bradfield School. The property is superbly presented throughout in a contemporary and tasteful style and benefits from uPVC double glazing, gas fired central heating and high quality fittings. The property briefly comprises of Entrance porch, entrance hall, downstairs utility room, access into the integral garage. Double bedroom two. En-suite shower room. First floor: Two further bedrooms. Bathroom. Second floor: Open-plan lounge, dining and kitchen with balcony to front. Juliette balcony to the rear. Modern and contemporary kitchen. Outside: To the front of the property is a driveway leading up to the single integral garage with block paved kerb giving access to the front and rear garden. Also having an excellent CCTV system in operation.



Council Tax Band: C



ENTRANCE PORCH

To the front entrance a useful intercom system allows remote access from the second floor device. Entered via part obscure double glazed window leads into the entrance porch with telephone points; Thermostat control; Ceiling light point; Attractive porcelain tiling to floor; Wooden panelled door with glass panels leads into the hallway;

Part furnished includes: Wall mounted shoe rack.

HALLWAY

Stepping into the spacious entrance hallway the welcoming ambiance immediately presents itself with good natural light flooding the area via a rear facing uPVC door with glass panel. Having; Bespoke panelled hallway; Painted walls; Laminate flooring; Central heating radiators; Ceiling light point; Solid wooden door accessing utility storage cupboard and ground floor bedroom; Carpeted staircase rising to the first floor;

Part furnished includes: Washing machine.

GROUND FLOOR BEDROOM THREE

Double bedroom having; Rear facing uPVC double glazed windows overlooking rear garden; Central heating radiator, Laminate flooring, Ceiling light point, Solid wooden door to En-suite shower room;

Part furnished includes: Double bed and Storage units.

ENSUITE

A white suite comprising low flush WC, wash hand basin, double width shower cubicle with thermostatic shower with feature tiled wall; Heated towel radiator, Ceiling spot lights; Extractor fan; Floor to ceiling tiles and slate tiled floor;

STAIRS & HALLWAY

Carpeted stairs leading to the first floor landing, with; Newly modernised glass banister and wooden panelling; Wooden hand rail; Central heating radiator; Rear facing uPVC double glazed window allowing plenty of natural light; Solid doors accessing bedroom one, two and the family bathroom.

Part furnished includes: Chairs and mirror unit.

FIRST FLOOR BEDROOM ONE

This spacious double bedroom consists of; Floor to ceiling fitted wardrobes to one wall; Laminate flooring; Central heating radiator, Ceiling light point, Large front facing uPVC double glazed windows;

Part furnished includes: Large fitted wardrobes and Double bed.

FAMILY BATHROOM

This superb family bathroom offers elegance and luxury with; Double width shower cubicle; Bath; Wash basin set into vanity; Wall mounted cupboard with mirrored doors and contemporary lighting; Further cupboard storage; Tiled walls and floor; Under floor heating; Heated towel rail;

FIRST FLOOR BEDROOM TWO

Rear facing spacious double bedroom currently being used as a study, having; uPVC double glazed window which over looks the garden; Central heating radiator; Ceiling light point; Laminate flooring;

Part furnished includes: Pull out sofa bed, fitted desks and storage units.

STAIRS & LANDING

Carpeted stairs continue to the second floor landing, again with modern, chrome and hardwood balustrade. Well presented with neutral décor with wooden panelling. Central heating radiator and rear facing uPVC double glazed window, allowing plenty of natural light; Stairs open into the truly stunning open plan living area;

OPEN PLAN LIVING SPACE

This substantial open plan living space creates a fabulous ambiance of living, dining and kitchen areas flowing through. This space has elevated views from the balcony to the front of the property and from the Juliet balcony to the rear;

LOUNGE AREA

Luxurious modern family living room with double height cathedral ceiling; Front and rear facing uPVC patio doors the front giving access to a balcony with space for seating, Velux roof window, with remote controlled blind allowing plenty of natural light; Additional features include; Ceiling spot lighting; Wall mounted telephone

intercom door access control; Central heating radiators; Laminate to floor and large storage cupboard housing the property's central heating combi-boiler;

Part furnished includes: Wall mounted Tv, Sofas, Mini sofa, Wooden tables.

BALCONY

Accessed via lounge patio doors; Metal flooring, Glass banister and handrail; Lovely view of the front of the property with plenty of sunlight;

KITCHEN & DINING AREA

This fabulous, modern and high quality fully fitted kitchen has a comprehensive range of wall, base & drawer units with complimentary worktops and splash backs, 1 1/2 sink and drainer with mixer tap; Incorporating an instant boiling hot water tap; Built-in appliances including electric oven, multi-function microwave, induction hob, extractor fan, built-in fridge, freezer and Integrated dishwasher; Kardeen flooring; Over and under unit lighting; French doors with Juliet balcony;

Part furnished includes: Smeg fridge/freezer, Dining table and chairs, Bookcase

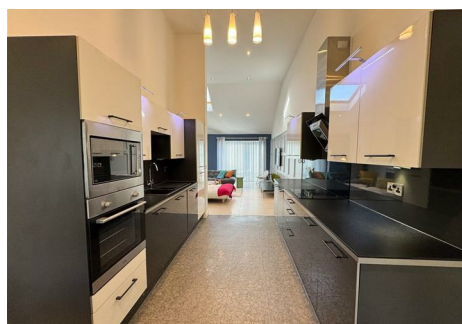
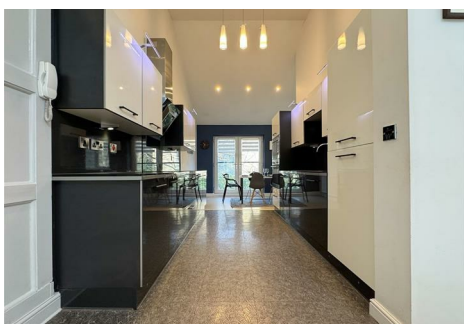
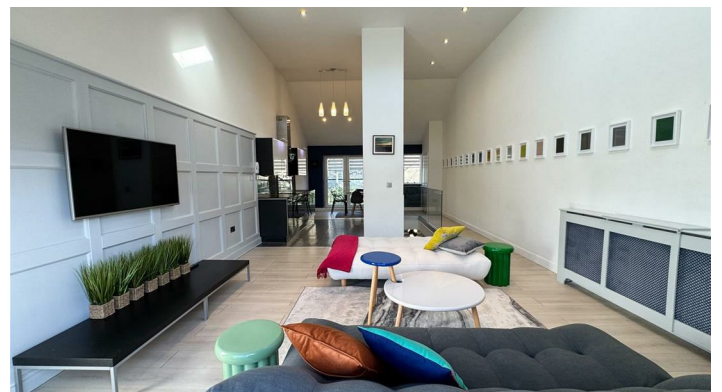
GARDEN

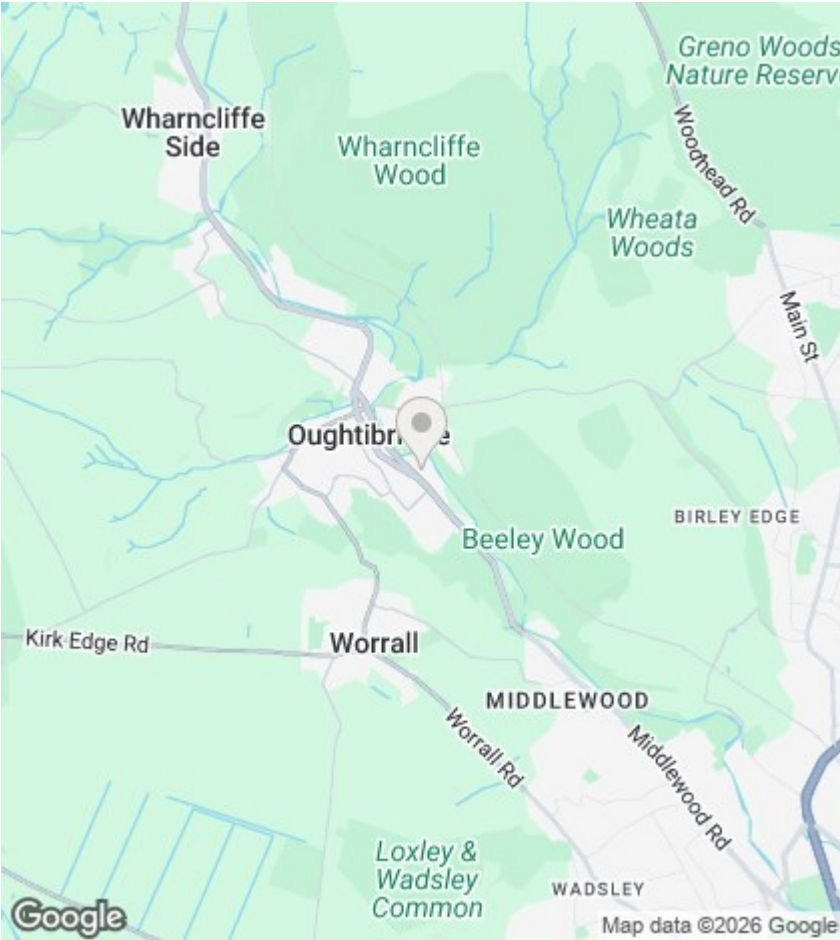
Rear garden having; pebbles surrounded by shrubs and trees; Leading to a wooden decked area to the rear of the garden making it an easily maintained, fully enclosed garden.

OUTSIDE

To the front of the property there is a driveway with raised block paved kerb giving access to the front entrance door; Also benefiting from CCTV;







Directions

Viewings

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

EPC Rating:

C

