UNITED UH HOMES







Coward Drive, Oughtibridge, S35

Asking Price £400,000

- NO CHAIN
- PRINCIPAL BEDROOM WITH EN-SUITE
- SOUTH-FACING REAR GARDEN
- COUNCIL TAX BAND D £2,505.32
- POPULAR OUGHTIBRIDGE LOCATION
- OPEN-PLAN FAMILY LIVING SPACE
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- FOUR BEDROOM DETACHED HOME
- INTEGRAL GARAGE WITH HOME OFFICE
- LEASEHOLD WITH 253 YEARS REMAINING

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Coward Drive, Oughtibridge, S35

Offered to the market with no onward chain, this attractive four-bedroom family home is situated in the highly sought-after village of Oughtibridge, within easy walking distance of Oughtibridge Primary School. Ideally positioned for a range of local amenities, the property also enjoys excellent access to the surrounding countryside, scenic walking routes and the Peak District. The accommodation briefly comprises an entrance hallway, lounge, open-plan dining and family living area, fitted kitchen and separate utility room. The integral garage has been divided into two sections, retaining garage space to the front with a separate area to the rear currently used as a home office. To the first floor is a principal bedroom with en-suite shower room, two further double bedrooms benefiting from built-in wardrobe storage, a fourth bedroom and a family bathroom. Externally, the property benefits from off-road parking for multiple vehicles, south-facing rear and side gardens, ideal for outdoor dining and entertaining, and the added convenience of an electric vehicle charging point. An excellent opportunity for families looking to settle in this popular village location, with viewing highly recommended.

4 2 2

Council Tax Band: D





ENTRANCE HALLWAY
A few steps lead up to a part-glazed entrance door, opening into the hallway which features Karndean wood-effect flooring, a front-facing window and ceiling light point. There is also a central heating radiator, staircase rising to the first floor and a part glazed door leading into the lounge.

LOUNGE
The lounge enjoys views across the surrounding woodland through a large front-facing window. Further features include Karndean wood-effect flooring and a fireplace with a wooden beam surround, providing space for an electric burner, alongside a central heating radiator and ceiling light point. Glazed double doors open into the open-plan family living space.

OPEN PLAN FAMILY SPACE

KITCHEN
The kitchen is fitted with cream wall, base and drawer units, complemented by solid wooden worktops and tiled splashbacks. Features include a Belfast sink with mixer tap, integrated dishwasher, oven, hob with extractor above and space for an American-style fridge freezer. Recessed ceiling spotlights, Karndean wood-effect flooring and a central heating radiator complete the space. Open access leads through to the utility room, while a solid door provides access to useful understairs storage.

DINING FAMILY AREA
The dining and family area benefits from windows to three aspects, including frosted glass panels to one side, providing additional privacy from neighbouring properties. Doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. There is ample room for a dining table and chairs alongside a comfortable seating area. Further features include Karndean wood-effect flooring, central heating radiators and recessed ceiling spotlights. Currently arranged by the vendors as a combined dining and sitting area, this versatile space can easily be adapted to suit the needs and preferences of the new owners.

UTILITY ROOM
The utility room is fitted with cream base units and oak effect worktops, incorporating a single sink and drainer with mixer tap. There is space and plumbing for a washing machine, along with a separate space for a tumble dryer. Further features include Karndean wood-effect flooring, a rear-facing window, part-obscure glazed door opening onto the rear garden, recessed ceiling spotlights and a central heating radiator. A solid door leads through to the garage.

GARAGE
A few steps lead from the utility room into the rear section of the garage, which is currently arranged as a home office, with power, lighting and a central heating radiator. There is also a substantial overhead storage area above the office section, complete with lighting. A solid door connects this area to the front section of the garage, which also benefits from power and lighting, along with useful storage space. An electric up-and-over door provides access to the front of the property, and there is also a water tap within the garage.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
The principal bedroom features a front-facing window, carpeted flooring, ceiling light point and central heating radiator. There are two separate built-in storage cupboards, each accessed via a solid door, alongside a further door leading into the en-suite shower room.

EN SUITE SHOWER ROOM
The en-suite shower room is fitted with a WC, wash basin set within a vanity unit and corner shower enclosure with wall-mounted shower and glass screen doors. The room also features tiled walls to the wet areas, Karndean wood-effect flooring, a rear-facing obscure glazed window, heated towel rails, extractor fan and recessed ceiling spotlights.

BEDROOM TWO
A further spacious double bedroom, featuring a front-facing window, carpeted flooring, ceiling light point, central heating radiator and built-in wardrobe storage.

BEDROOM THREE
Another well-sized double bedroom, with a rear-facing window, carpeted flooring, ceiling light point, central heating radiator and built-in mirrored wardrobe storage.

BEDROOM FOUR
Currently arranged with a cabin bed featuring a workspace beneath and pull-out wardrobe storage, making excellent use of the available space. The furniture can be removed if preferred, allowing the room to be adapted to suit the new owner's needs, whether as a bedroom, home office or dressing room. Further features include a window to the front elevation, Karndean wood-effect flooring, a ceiling light point and a central heating radiator.

FAMILY BATHROOM
The family bathroom is fitted with a WC, wash basin set within a vanity unit with useful storage beneath, and a corner shower enclosure with wall-mounted shower and glass screen doors. Further features include tiled walls to the wet areas, Karndean wood-effect flooring, a rear-facing obscure glazed window, heated towel rails, extractor fan and recessed ceiling spotlights.

FIRST FLOOR LANDING AND STAIRS

The first-floor landing has carpeted flooring, a ceiling light point and solid doors leading to the four bedrooms, family bathroom and storage cupboard. There is also a loft hatch providing access to a part-boarded loft space with power and lighting.

REAR GARDEN

The south-facing rear garden enjoys sunlight throughout the day and is arranged over two levels. The lower section is predominantly paved, with an artificial lawn area providing an ideal space for outdoor dining and entertaining. Steps lead up to a further area, which is mainly laid to lawn and enclosed by a combination of brick walling and fence panels. There is also access to an additional garden area to the side of the property, along with an outside tap.

SIDE GARDEN

The side garden features a combination of paved and gravelled areas, with two separate storage sheds, including a large, watertight metal shed, as well as further space for additional storage. The area is enclosed by fencing, with gated access to the front of the property.

DRIVEWAY AND FRONT GARDEN

The front of the property offers off-road parking for multiple vehicles, with a predominantly paved driveway alongside a lawn area. A paved pathway leads to steps rising to the main entrance door. There is also an electric vehicle charging point.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
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.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
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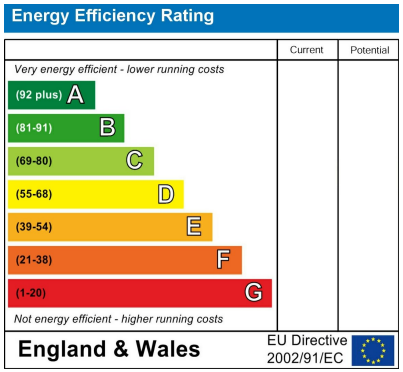
Directions

Viewings

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

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D



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