



Clough Grove, Oughtibridge, S35

Asking Price £384,950

- NO CHAIN - GREAT OPPORTUNITY TO PURCHASE
- FREESTANDING GARAGE
- CLOSE TO EXCELLENT AMENITIES
- LOVELY THREE BEDROOM DETACHED FAMILY HOME
- MUCH SOUGHT AFTER CUL DE SAC LOCATION
- COUNCIL TAX BAND D - £2,268.65
- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES

Clough Grove, Oughtibridge, S35

**** NO CHAIN - THREE BEDROOM DETACHED FAMILY HOME **** Situated on this much sought after exclusive development within Oughtibridge village. This beautiful family home, is tucked away in a quiet cul-de-sac position. Close to the villages many local amenities including restaurants, pubs and shops and laying within the catchment for the outstanding Oughtibridge Primary School. With beautiful country walks on hand this is an ideal family home and offers the buyers the scope to put their own stamp on it. Briefly comprising of; Entrance hallway; Lounge; Dining room; Kitchen; Downstairs wc; Stairs rising to first floor; Bedroom one with en suite shower room; Two further bedrooms; Family bathroom; Garage; Driveway; Front and rear gardens;



Council Tax Band: D



ENTRANCE HALLWAY

The welcoming hallway has; Carpet flooring; Central heating radiator; Ceiling light points; Stairs to the first floor; Solid doors to the lounge, kitchen, downstairs wc and under stairs storage cupboard;

LOUNGE

This lovely family sitting room has; Feature electric fireplace; Large uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Open archway into the dining room;

DINING ROOM

Having; Double patio doors into the rear garden; Carpet flooring; Ceiling light point; Solid door into the kitchen;

KITCHEN

Fitted with a good range of wall, base and drawer units with roll top work surfaces; uPVC double glazed picture window looking out into the rear garden; 1 1/2 sink and drainer with mixer tap; Integrated oven and four ring gas hob, with extractor hood above; Tiled splash backs; Integrated fridge freezer; Space and plumbing for a dishwasher and a washer dryer; Wood effect flooring; Ceiling light point; Central heating radiator; Part glazed composite entrance door to the side elevation;

DOWNSTAIRS WC

Comprising of; Pedestal wash basin; WC; Obscure double glazed circular window to the front elevation; Tiled splash backs; Central heating radiator; Ceiling light point; Laminate flooring;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

The lovely main bedroom suite comprises of; Built in double wardrobe storage and dressing table with a space for seating; Carpet flooring; uPVC double glazed

windows to the front elevation; Ceiling light point; Central heating radiator; Solid door to en suite shower room;

EN SUITE SHOWER ROOM

With; Shower enclosure with wall mounted shower and curtain; Pedestal wash basin; WC; uPVC double glazed obscure window to the side elevation; Central heating radiator; Tiled walls to wet areas; Laminate flooring; Ceiling light point; Extractor fan;

BEDROOM TWO

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

With; Panelled bath with mixer tap and hand held shower attachment; Pedestal wash basin; WC; Part tiled walls; Central heating radiator; Ceiling light point; Laminate flooring; Wall mounted mirrored unit; Obscure double glazed uPVC window to the front elevation; Solid door to storage cupboard;

FIRST FLOOR LANDING AND STAIRS

With; Wooden spindle balustrade; Ceiling light point; Carpet flooring; Solids doors to the three bedrooms and family bathroom; Loft hatch access;

GARAGE

The spacious garage has; An up and over door; uPVC double glazed window into the rear garden; Power and lighting; Glazed entrance door to the rear garden;

DRIVEWAY

The driveway runs to the side of the property; Offering off road parking for multiple vehicles;

FRONT GARDEN

Paved pathway leading to the front entrance door; Predominately laid to lawn; Privacy provided with mature shrubs and planting surround;

REAR GARDEN

The enclosed rear garden with a good sized lawn; Paved seating area; Paved pathway; Mature shrubs and planting surround; Fence and hedge borders;

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.

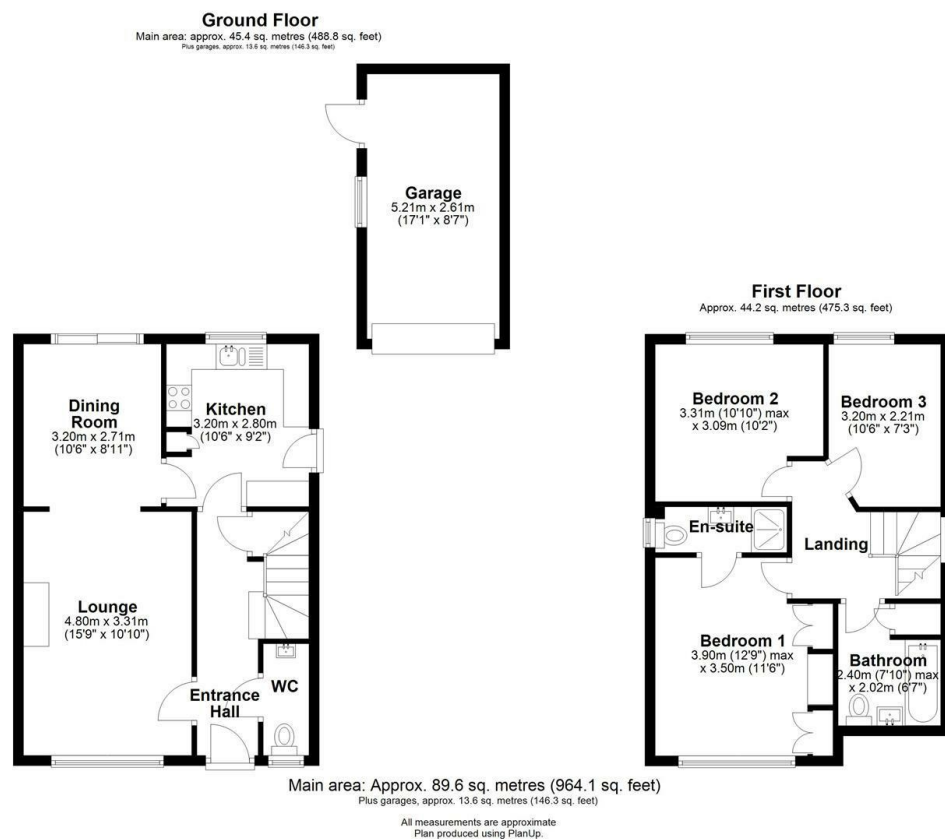
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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		