



## 2 Acorn Court, Oughtibridge, Sheffield, S35 0BG

Offers Over £325,000

- FANTASTIC THREE BEDROOM TOWNHOUSE WITH ACCOMMODATION OVER THREE LEVELS
- BEDROOMS ONE AND TWO ON THE FIRST FLOOR
- INTEGRAL GARAGE AND OFF ROAD PARKING
- AMAZING TOP FLOOR OPEN PLAN LOUNGE, DINING ROOM AND BREAKFAST KITCHEN
- SPACIOUS FAMILY BATHROOM
- COUNCIL TAX BAND C - £1921.16 - FREEHOLD
- GROUND FLOOR BEDROOM WITH EN SUITE
- SMALL QUIET CUL DE SAC DEVELOPMENT
- REAR GARDEN WITH RIVER VIEWS

## 2 Acorn Court, Sheffield S35 0BG

**\*\* FANTASTIC THREE BEDROOM FAMILY HOME \*\*** The property is set over three levels, with the top floor accommodating the superb open plan living area. Having high vaulted ceilings and dual aspect patio doors opening to balconies, this amazing space is sure to wow. Nestled away on this quiet cul de sac, in Oughtibridge village, just a stone's throw away from shops and transport links. Briefly comprising of; Entrance hallway; Ground floor Bedroom three, with an en suite shower room; Integral garage access; Rear entrance door; Stairs rising to the first floor; Generous primary bedroom and double bedroom two; Family bathroom; Stairs rising to the second floor directly into the Open plan lounge, dining and breakfast kitchen space; Garage and off road parking; Rear garden;



Council Tax Band: C



### **ENTRANCE HALLWAY**

A half obscure uPVC entrance door opens to the first section of the hallway with; Tiled flooring; Ceiling light point; Part Georgian style glazed door to the main hallway, having; Tiled flooring; Two ceiling light points; Two central heating radiators; Internal door to the integral garage; Under stairs utility storage area, with plumbing for washing machine, lighting and power; Rear garden entrance door; Solid door to the ground floor bedroom three;

### **BEDROOM THREE**

A great private space for teenagers, a dependant relative or guests, this great double bedroom has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; Door to en suite;

### **EN SUITE SHOWER ROOM**

This spacious en suite comprises of: 'L' shaped vanity unit with roll top work surfaces and matching wall mounted unit; , housing the wash basin, wc and storage; Double width shower enclosure, with rain head and handheld shower attachments; Extractor fan; Vertical heated towel rail; Tiled flooring; Recessed ceiling spotlights;

### **STAIRS RISING TO THE FIRST FLOOR**

The contemporary oak and stainless steel staircase runs up the two flights and the landings;

### **BEDROOM ONE**

This elegant and spacious primary bedroom has; Fitted wardrobe storage to one wall; uPVC double glazed window to the front elevation; Wallpapered feature wall; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

Double bedroom two, currently utilised by the vendors as a home office, and having; Fitted wardrobe storage to one wall; Wallpapered feature wall; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

Consisting of; Large curved bath, with hand held shower attachment; Corner shower enclosure with screen doors and wall mounted electric shower; Wood effect vanity unit with inset wash basin and WC; Tiled flooring; Tiled walls to wet areas; Recessed ceiling spotlights; Extractor fan;

### **FIRST FLOOR LANDING**

Running the length of the house, this spacious landing area has; Carpet flooring; uPVC double glazed window to the rear elevation; Oak and stainless steel balustrade; Central heating radiator; Two ceiling light points; Stairs rising directly into the open plan living space above;

### **OPEN PLAN LIVING ROOM**

This whole space truly has the wow factor;

### **LOUNGE AREA**

Having; High vaulted ceiling; Sliding patio doors to the front elevation and the balcony seating area; Papered feature wall; Recessed ceiling spotlights; Velux roof light window; Carpet flooring; Central heating radiator;

### **KITCHEN AREA**

Comprising of; A good range of black base and drawer units, with contrasting cream gloss wall units; Solid wood worktops and returns; Breakfast bar seating; Integrated electric oven, dish washer, four ring gas hob with extractor hood above, under unit fridge and seperate freezer; Black gloss splashback; Under unit lighting; Black one and a half sink and drainer with mixer tap; Extractor fan; Ceiling light point; Wooden flooring; Open to the dining area;

### **DINING SPACE**

Having; Patio doors opening to the glass panelled Juliet balcony, with views over the rear garden; carpet flooring; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed window to the rear elevation; Useful cupboard storage area;

## **DRIVE AND GARAGE**

The drive provides off road parking for one vehicle and leads to the garage with;  
An up and over door; Power and lighting; Two ceiling strip lights;

## **REAR GARDEN**

The tranquil garden area has; Decked and paved seating areas; Mature trees and hedges; Fence 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.

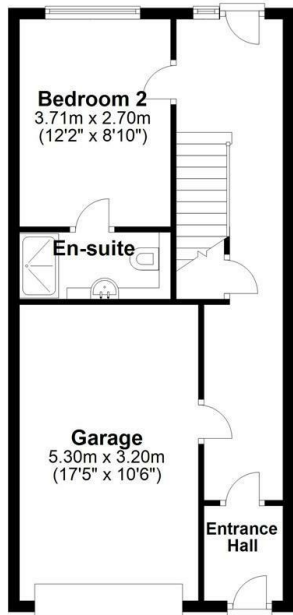
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept 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.

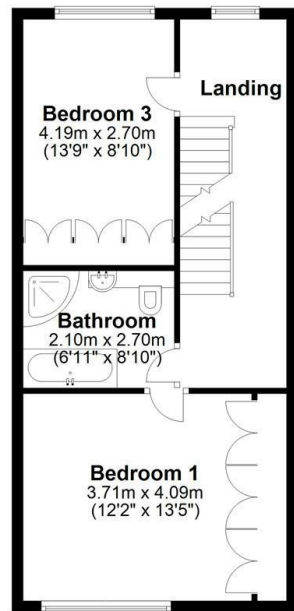




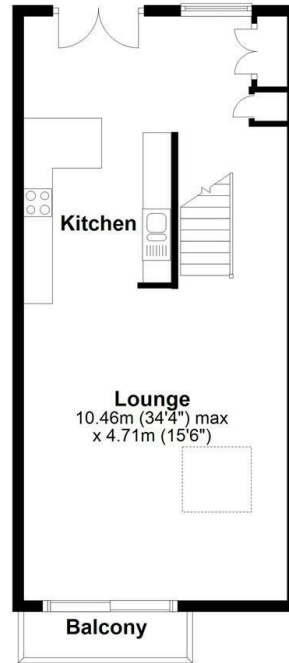
**Ground Floor**  
Approx. 49.1 sq. metres (528.0 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (528.0 sq. feet)

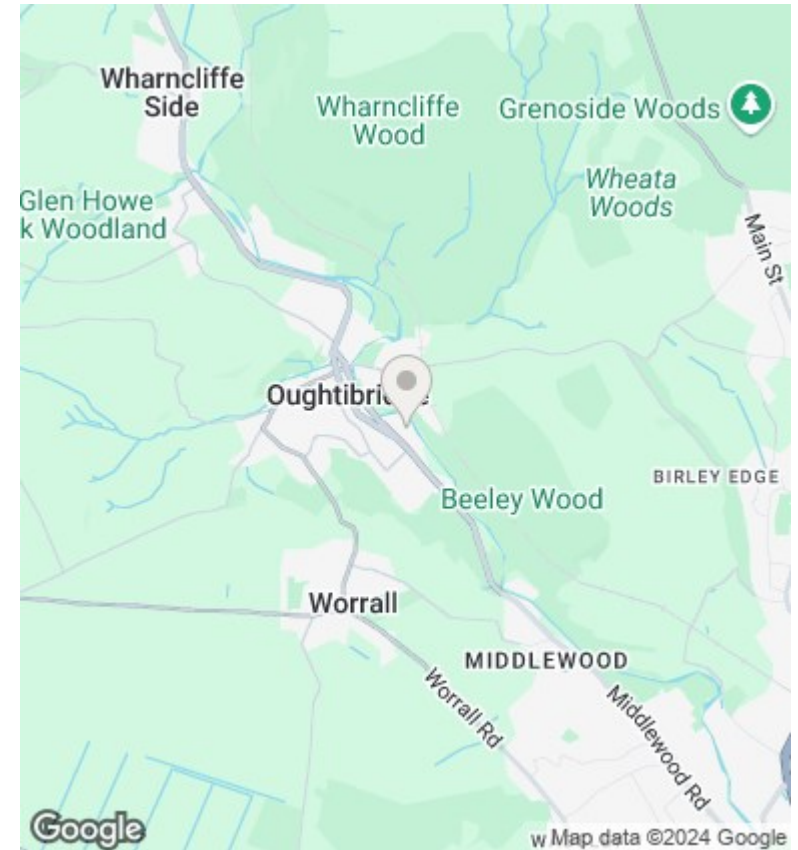


**Second Floor**  
Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 147.4 sq. metres (1586.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



**Directions**

**Viewings**

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

**Council Tax Band**

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	