



Highcliffe Drive, Oughtibridge, S35

Asking Price £320,000

- NO CHAIN - THREE BEDROOM DETACHED FAMILY HOME
- FRONT AND REAR GARDENS
- A STONES THROW FROM OUGHTIBRIDGE PRIMARY SCHOOL
- FREEHOLD
- GREAT POTENTIAL
- GARAGE AND DRIVE
- GREAT VILLAGE AMENITIES ON HAND
- SPACIOUS ROOMS THROUGHOUT
- QUIET CUL DE SAC POSITION
- COUNCIL TAX BAND C - £2054.57pa

Highcliffe Drive, Oughtibridge, S35

**** VIEWING A MUST ** GREAT POTENTIAL ** THREE BEDROOM DETACHED FAMILY HOME **** Situated on this much sought after road within Oughtibridge village. This 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 a short walk to the outstanding Oughtibridge Primary School. With beautiful country walks on hand this is an ideal family home offers the buyers the scope to put their own stamp on it. Briefly comprising of; Entrance porch; Hallway; Open plan lounge dining room; Sun room; Kitchen; Utility room; Downstairs shower room; Stairs rising to the first floor; Spacious bedroom one; Double bedroom two; Bedroom three; WC; Bathroom; Garage; Front and rear gardens; Off road parking;



Council Tax Band: C



ENTRANCE PORCH

Access is gained via a glazed entrance door into the porch area with; uPVC double glazed windows to three aspects; Carpet flooring; Glazed door into the hallway with a full height obscure glazed side panel;

HALLWAY

With; Carpet flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Solid door into the kitchen; Glazed door into the lounge;

OPEN PLAN LOUNGE DINING ROOM

LOUNGE AREA

This bright space has; Large uPVC double glazed window to the front elevation; Feature fireplace with electric fire; Wooden panelling to one wall; Carpet flooring; Ceiling light point; Central heating radiator;

DINING AREA

Having; Glazed serving hatch opening to the kitchen; Carpet flooring; Ceiling light point; Central heating radiator; Double sliding patio doors into the sun room;

SUN ROOM

With; uPVC double glazed windows to three aspects, providing a great amount of natural light into this space; Laminate flooring; Wall light point;

KITCHEN

Comprising of; A good range of wall, base and drawer units, with roll top work surfaces; Single sink and drainer with mixer tap; uPVC double glazed window to the rear elevation; Breakfast area with space for seating; Glazed serving hatch into the dining area; Space and plumbing for a washing machine and freestanding oven and hob; Tiled walls; Solid door to a storage cupboard; Wood effect flooring; Ceiling light point; Central heating radiator; Glazed door into the utility room;

UTILITY ROOM

Having; Carpet flooring; Space and plumbing for a washing machine and an upright fridge freezer; Ceiling light point; Solid doors to the downstairs shower room and the garage; Wooden stable style door into the rear garden;

DOWNSTAIRS SHOWER ROOM

With; WC; Wash basin; Corner shower enclosure with wall mounted shower and screen doors; uPVC double obscure glazed window to the side elevation; High obscure glazed window into the utility room; Part tiled walls; Ceiling light point; Central heating radiator; Laminate flooring;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This generous size primary bedroom has; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

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

WC

The separate WC has; uPVC obscure double glazed window to the side elevation; Tiled walls; Carpet flooring; Ceiling light point;

BATHROOM

With; Panelled bath; Wash basin; uPVC double glazed obscure window to the rear elevation; Tiled walls; Ceiling light point; Central heating radiator; Carpet flooring;

FIRST FLOOR LANDING AND STAIRS

With; uPVC double glazed window to the side elevation; Carpet flooring; Solid doors to the three bedrooms, the bathroom, the WC and a storage cupboard; Loft hatch access;

GARAGE

This useful space has; Up and over door; Power and lighting;

DRIVEWAY

Off road parking to the front of the property;

LARGE FRONT GARDEN

This lovely space is; Predominantly laid to lawn; Mature shrubs and planting borders;

REAR GARDEN

This beautiful garden has; Paved seating area, leading from the rear door; Predominantly laid to lawn with a great variety of mature shrubs and planting; 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.

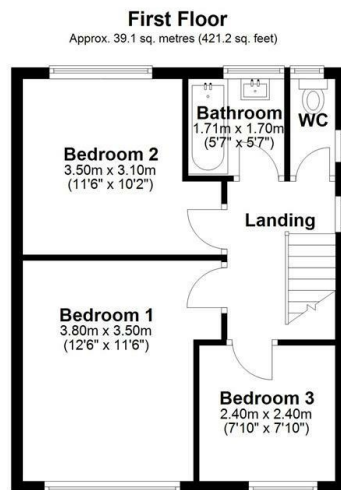
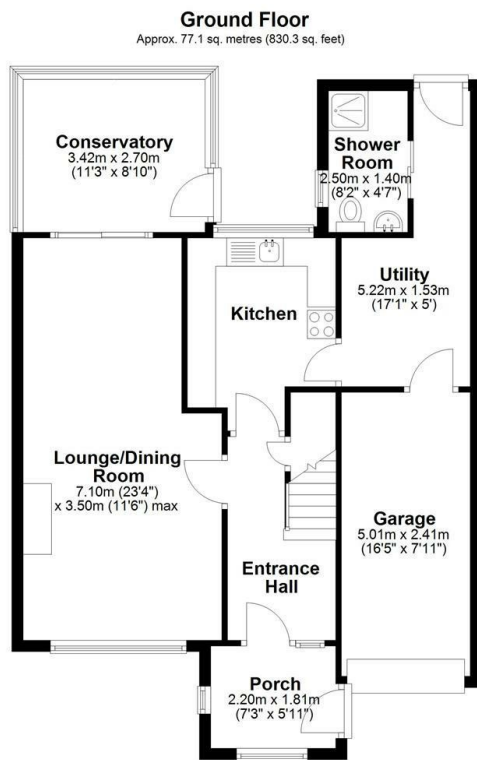
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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.







Total area: approx. 116.3 sq. metres (1251.6 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) A		
(81-91) B		78
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	