



## Greeton Drive, Oughtibridge, S35

Asking Price £349,950

- STYLISHLY RENOVATED THROUGHOUT
- OPEN PLAN KITCHEN, DINING AND SITTING FAMILY ROOM
- TWO SECOND FLOOR BEDROOMS AND FAMILY SHOWER ROOM
- QUIET CUL DE SAC LOCATION
- SEPARATE SNUG LOUNGE
- COUNCIL TAX BAND B - £1681.01 - FREEHOLD
- FANTASTIC FOUR BEDROOM SEMI DETACHED HOME
- TWO FIRST FLOOR BEDROOMS AND FAMILY BATHROOM

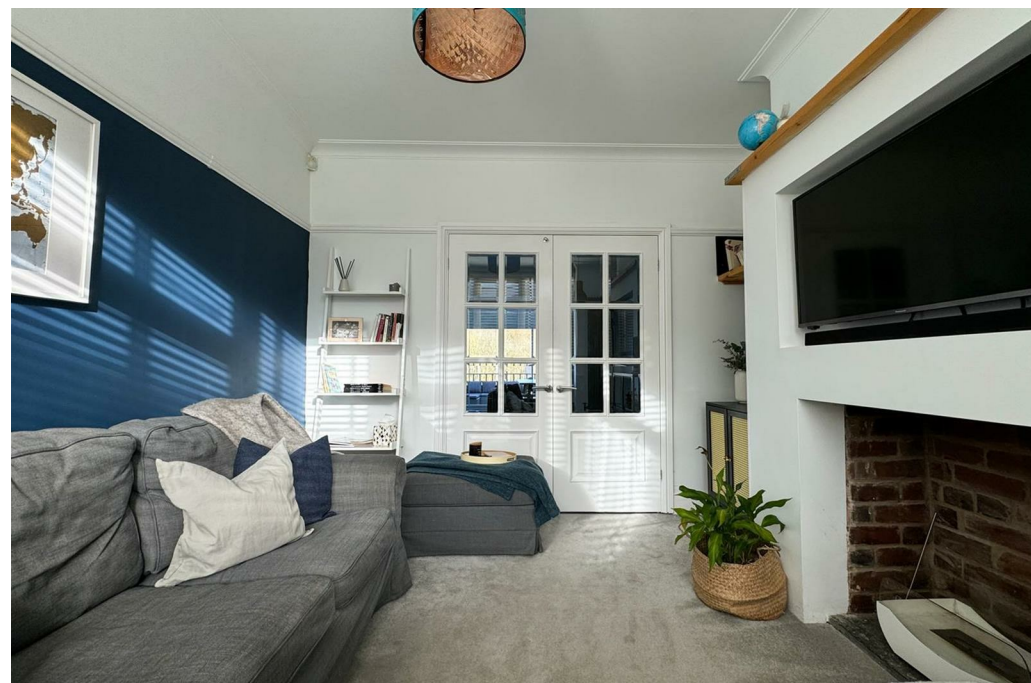


# Greeton Drive, Oughtibridge, S35

**\*\*SUPERB FOUR BEDROOM FAMILY HOME\*\*** This lovely semi detached property has been fully renovated by the current owners to include a second floor conversion, which has two good sized bedrooms and family shower room. The rear of the property has been extended and opened up to create an ideal family living room, incorporating a breakfast kitchen, dining area and lounge space. Located on a quiet cul de sac position, close to outstanding schools and the many village amenities Oughtibridge has to offer. A viewing is essential to appreciate this welcoming family home. Briefly comprising of; Entrance porch; Hallway; Lounge; Open plan breakfast kitchen, dining and sitting room; Downstairs wc; Two first floor double bedrooms; Family bathroom; Two second floor bedrooms; Family shower room; Outside; Raised decked seating area; Front and generous rear garden;



Council Tax Band: B



## **PORCH**

An uPVC side entrance door opens to the porch area with; uPVC double glazed windows to three sides; A built in utility cupboard with space and plumbing for a washing machine and a tumble dryer; Tiled flooring; Central heating radiator; Ceiling light point; A composite entrance door opens to the hallway;

## **ENTRANCE HALLWAY**

Having; Wooden herringbone flooring; An uPVC double glazed window to the side elevation; Central heating radiator; Ceiling light point; White and Oak staircase; Doors to the family room and the downstairs wc;

## **OPEN PLAN FAMILY ROOM**

This fantastic addition to the property has many outstanding features, allowing the family to enjoy time together with the bonus of a separate snug lounge for quieter times. The room has fantastic natural light provided via two roof light windows, a rear facing window and double glazed patio doors opening to the decked entertaining area outside. Also having; Wooden herringbone flooring; Recessed ceiling spotlights; Modern vertical radiators; Recessed ceiling lights; Ceiling light point; Double Georgian style doors to the separate lounge;

## **BREAKFAST KITCHEN**

Comprising of; Monochrome fitted kitchen, with handleless matt black wall, base and drawer units; White Quartz effect worktops, upstands and window sill; A large breakfast Island offering a good amount of seating and having under unit storage and a built in wine cooler; One and a half sink and drainer with hose mixer tap; Integrated four ring induction hob, with extractor hood above; Two ovens; Space for an American fridge freezer and slimline dishwasher;

## **DINING AREA**

With space for a good sized table and chairs;

## **SITTING SPACE**

Having; Fittings for a wall mounted TV; Space for sofa and chairs;

## **SNUG LOUNGE**

This cosy front facing room is ideal for chilling out in the evenings, with; Decorative fireplace, with space for a 'Flueless Bioethanol Fire' insert; Media wall TV recess, with open shelving to either side of the chimney breast; Coving and picture rails; Carpet flooring; Ceiling light point; Central heating radiator; uPVC double glazed windows to the front elevation;

## **DOWNSTAIRS CLOAKROOM**

The useful understairs wc has; Tiled flooring; Recessed ceiling spotlights; Extractor fan; WC; Wash basin set into vanity storage unit; Obscure double glazed uPVC window to the side elevation;

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

### **BEDROOM ONE**

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

### **BEDROOM TWO**

A second first floor double bedroom with; An uPVC double glazed rear facing window to lovely woodland views; Carpet flooring; Central heating radiator; Ceiling light point;

### **FAMILY BATHROOM**

The focus of this lovely bathroom is the clawfoot roll top bath, with over head rain head shower. Also having; WC and wash basin; Wood effect vinyl flooring; Tiled walls to the wet areas; Recessed ceiling spotlights; Obscure double glazed uPVC window to the rear elevation;

### **LANDING**

A lovely light and bright space with; uPVC double glazed windows to the side and front elevations; White and Oak balustrade; Recessed ceiling spotlights; Carpet flooring; Further set of stairs leading up to the second floor conversion;

## **STAIRS LEADING TO THE SECOND FLOOR**

### **BEDROOM THREE**

A spacious room with; A Velux roof light window; Wood effect vinyl flooring; Central heating radiator; Recessed ceiling spotlights;

### **BEDROOM FOUR**

Having; Rear facing uPVC double glazed window, giving far reaching elevated views of the woodland beyond; Wood effect vinyl flooring; Central heating radiator; Recessed ceiling spotlights;

### **FAMILY SHOWER ROOM**

Comprising of; Double width shower enclosure with wall mounted shower and screen doors; WC; Wash basin set into vanity storage unit; Fully tiled walls and floor; Extractor fan;



## SECOND FLOOR LANDING

With; Carpet flooring; Recessed ceiling spotlights; Solid doors to bedrooms three and four and one to the family shower room;

## FRONT GARDEN

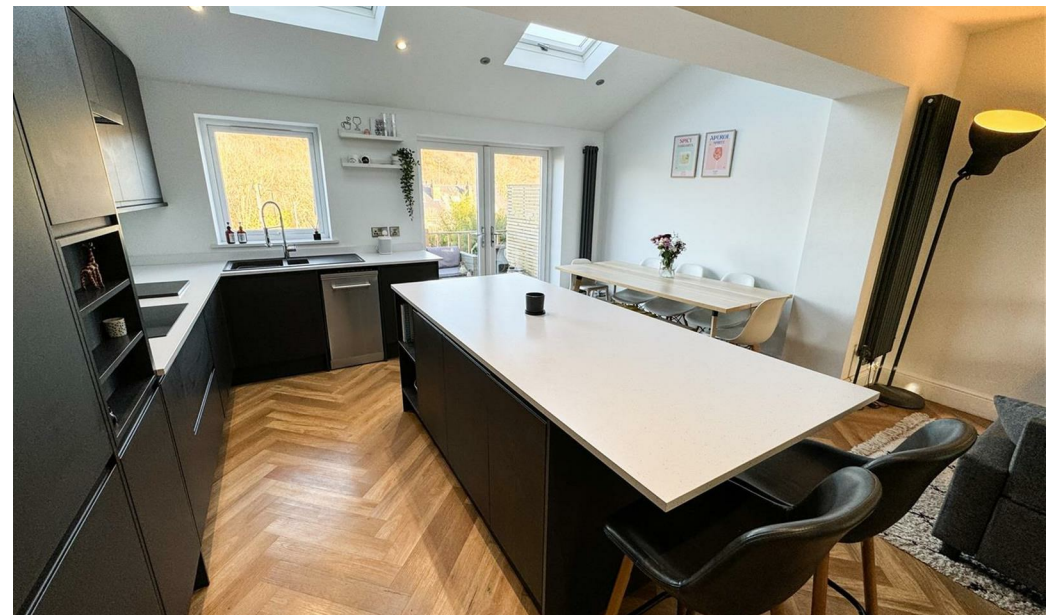
To the front a low gate provides access to the property. The area is laid to lawn with a hedge front boundary and fence side borders. A side path leads to the porch access door and on to the rear garden.

## REAR GARDEN

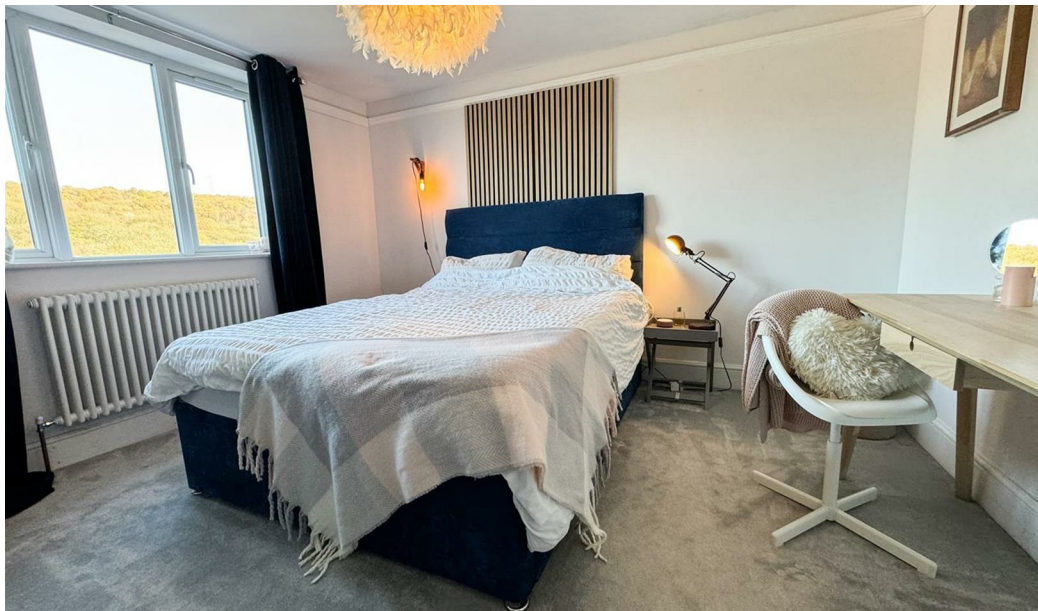
A private raised decked seating area leads directly from the house and has wooden balustrades offering views over the garden and beyond. A spacious storage shed and summer house are included in the sale. The garden has a good sized lawn and a patio seating area at the bottom. With fence and hedge borders and mature shrub planting, also having an outdoor water supply and lighting.

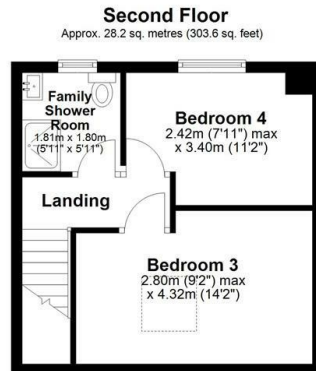
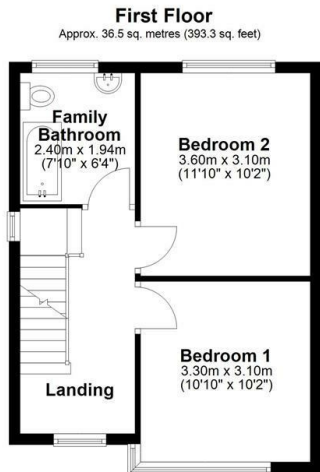
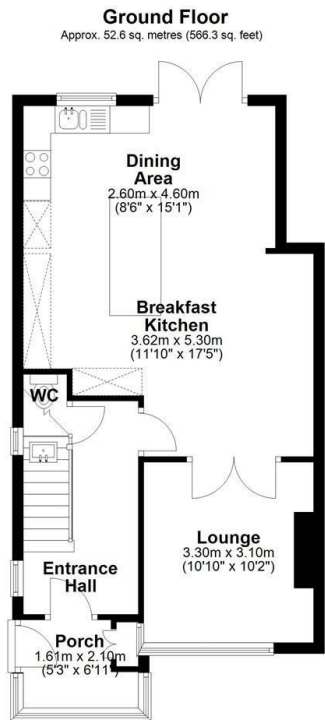
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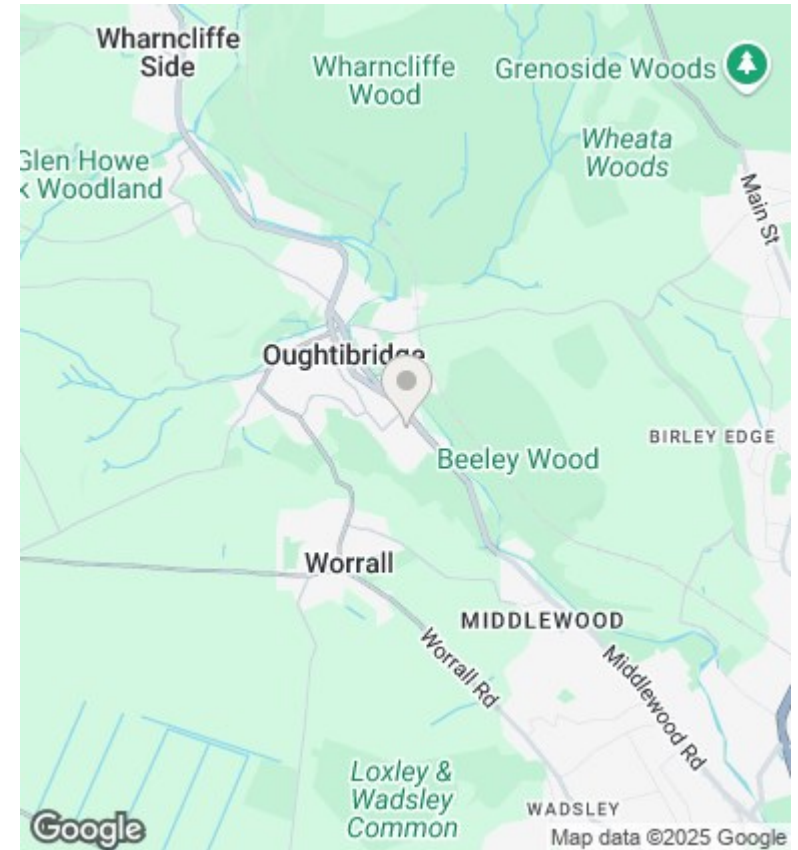






Total area: approx. 117.4 sq. metres (1263.2 sq. feet)

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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	