



Stockarth Place, Oughtibridge, S35

Asking Price £550,000

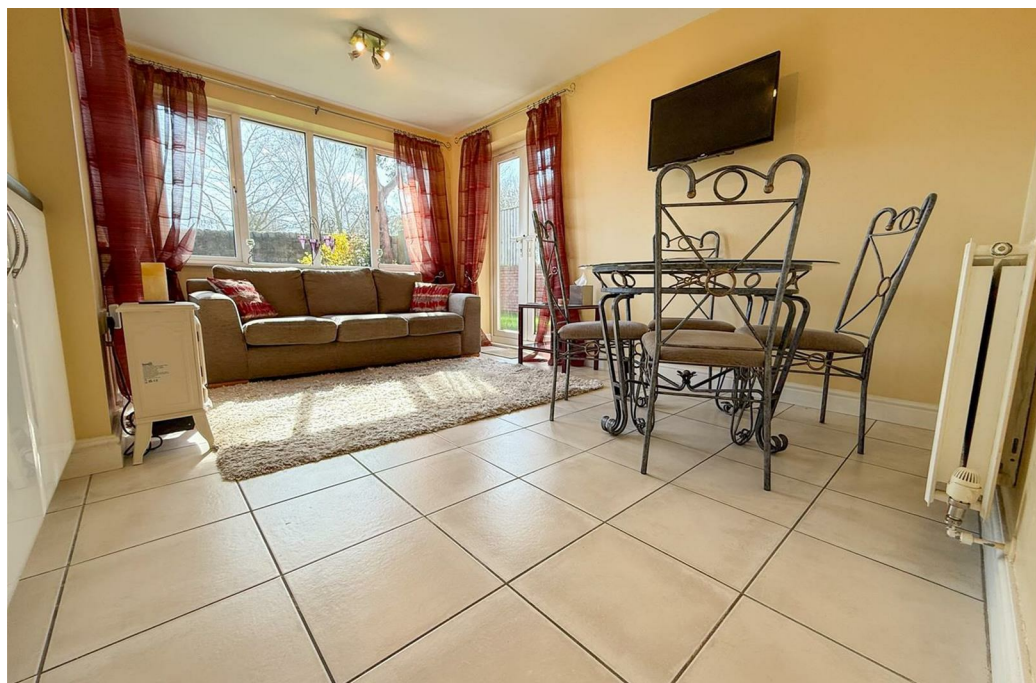
- NO CHAIN
- PRIVATE SOUTH FACING GARDEN
- FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO EXCELLENT AMENITIES AND TRANSPORT LINKS
- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND F - £3,183.61

Stockarth Place, Oughtibridge, S35

**** NO CHAIN ** SPACIOUS FOUR DOUBLE BEDROOM DETACHED FAMILY HOME **** The rare opportunity has arisen to purchase this immaculately presented four double bedroom family home. Tucked away in a quiet cul-de-sac position on this sought after development, on the edge of Oughtibridge village. With numerous countryside and woodland walks on the doorstep, whilst being close to excellent bus, tram and road links into the City Centre and beyond. With generous sized rooms throughout the property briefly comprises of: Entrance hallway; Lounge; Formal dining room; Open plan kitchen and dining room/ snug; Utility room; Downstairs wc; Stairs to first floor; Four double bedrooms, all with built in wardrobe storage; The primary bedroom has an en-suite shower room; Family bath and shower room; Double garage and drive; Front and rear gardens;



Council Tax Band: F



ENTRANCE HALLWAY

Access is gained through a part obscure glazed entrance door, with side window panel casting good light to the hallway. Having; Central heating radiator; Ceiling light points; Wood effect flooring; Internal doors to the downstairs wc, formal dining room, open plan kitchen family room, with double Georgian style glazed doors opening to the lounge;

LOUNGE

A most attractive sitting room having; Feature gas fireplace; uPVC double glazed window to the front elevation; Ceiling light points; Central heating radiator; Wood effect flooring; Double doors opening up to the formal dining room;

FORMAL DINING ROOM

This multi-purpose room can be adapted to suit the needs of the buyer. Currently a formal dining room, but ideally placed to create an office, snug or playroom as needed. The room has; Wood effect flooring; Ceiling light point; Central heating radiator; Double glazed patio doors opening to the rear garden;

OPENPLAN KITCHEN FAMILY ROOM

A great open plan space for the family to be together, enjoy and socialise with friends.

BREAKFAST KITCHEN AREA

Incorporating a range of white wall, base and drawer units; Black roll top work surfaces; Tiled splash backs; One and a half sinks and drainer with mixer tap, with uPVC double glazed window above, looking out over the south facing rear garden; Integrated double oven, four ring gas hob with extractor hood above; Integrated dishwasher, under unit fridge and freezer; Tile flooring; Recessed ceiling spotlights; An Island peninsula, with storage beneath, separating the space from the dining/ breakfast room;

FAMILY DINING AND SITTING AREA

Open plan to the breakfast kitchen this space allows family and guests to relax whilst dinner is prepared! This stunning space has lovely light casting down to it via a south facing beautiful window and dual aspect side facing uPVC double glazed windows. With; Ceiling light points; Central heating radiators; Tiled flooring; Space for a dining table and chairs; Patio doors opening to the rear elevation;

UTILITY ROOM

Accessed from the kitchen and having; Base cupboard storage; Black work tops with tiled splash backs; Space and plumbing for a washing machine and a tumble dryer; Single sink

and drainer with mixer tap; Tile flooring; Central heating radiator; Ceiling light point; Wall mounted boiler; A half obscure glazed entrance door to the side elevation; Door to the integral garage and another to the under stairs storage area;

DOWNSTAIRS WC

With; Wood effect flooring; wc; Pedestal wash basin; Ceiling light; Central heating radiator;

CENTRAL STAIRCASE RISING TO THE FIRST FLOOR

PRIMARY BEDROOM

A large primary bedroom with; Fitted wardrobe storage; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Door to ensuite;

ENSUITE SHOWER ROOM

Comprising of; Double width shower enclosure, with side screen; Fully tiled walls to wet area; Wash basin set into vanity storage unit; wc; Part tiled walls and flooring; Extractor fan; Vertical heated towel rail; Ceiling light point; Obscure double glazed uPVC window to the front elevation;

BEDROOM TWO

Spacious bedroom two has; An uPVC double glazed window to the front elevation; Built in wardrobe storage; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM THREE

With; An uPVC double glazed window to the rear elevation; Built in wardrobe storage; Central heating radiator; Ceiling light point; Carpet flooring;

BEDROOM FOUR

A further good sized double bedroom with; An uPVC double glazed window to the rear elevation; Built in wardrobe storage; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY BATH AND SHOWER ROOM

Consisting of; Panelled bath; Pedestal wash basin and wc; Shower enclosure with wall mounted shower and screen doors; Fully tiled walls to wet areas; Obscure double glazed window to the rear elevation; Central heating radiator; Ceiling light point; Part tiled walls and flooring;

LANDING AND STAIRS

A central double hand railed staircase leads up from the entrance hallway to the first floor landing, with; Spindled balustrade; Ceiling and wall light points; Loft hatch access; Doors to the four double bedrooms, family bathroom and storage cupboard;

DOUBLE GARAGE AND DRIVE

Having; Off road drive parking for two vehicles; Electric up and over door, opening to a large open plan garage space; Power and lighting; Integral door leading into the utility room;

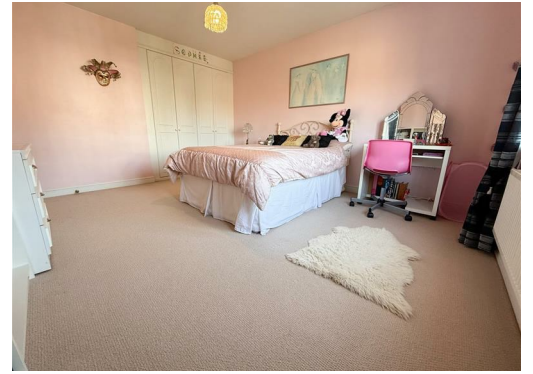
OUTSIDE

The front of the property has an open plan lawn with mature trees, bordering one side with a low hedge bordering the other. To the rear the garden is predominantly laid to lawn with mature shrubs and trees; Corner arbour with seating; Outdoor water supply; Stunning woodland views beyond; Fence and wall borders; Side gate giving access to the front of the property;

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.

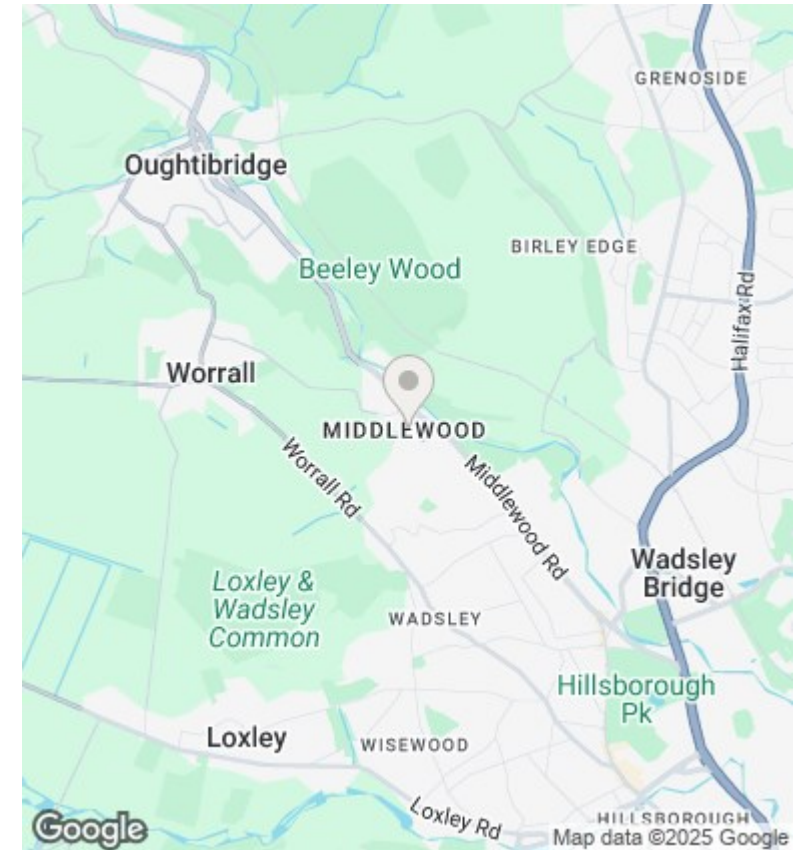






Total area: approx. 188.5 sq. metres (2029.1 sq. feet)

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

F

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