UNITED UH HOMES







River Bank, Oughtibridge, S35

Offers Over £345,000

- FREEHOLD
- STUNNING RIVER & WOODLAND VIEWS
- PRINCIPAL BEDROOM WITH EN-SUITE
- FANTASTIC FIVE-BEDROOM TOWNHOUSE
- L-SHAPED LOUNGE WITH BALCONY
- INTEGRAL GARAGE / UTILITY AREA
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- GREAT-SIZED KITCHEN DINING ROOM
- LOW-MAINTENANCE REAR GARDEN & OFF-ROAD PARKING
- COUNCIL TAX BAND D £2,505.32

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River Bank, Oughtibridge, S35

FANTASTIC FIVE-BEDROOM TOWNHOUSE WITH STUNNING RIVER VIEWS

A fantastic opportunity to purchase this substantial five-bedroom townhouse, ideally positioned within a quiet private cul-de-sac in the heart of Oughtibridge. Offering well-planned accommodation arranged over three floors, the property provides an excellent amount of space and flexibility for modern family life, with two of the bedrooms currently being utilised as a home office and playroom. One of the real highlights is the impressive outlook to the rear, with far-reaching views across the river and surrounding woodland. The property is also conveniently placed for the village's local amenities, while offering excellent access to Sheffield and surrounding areas via nearby road links. The accommodation briefly comprises; entrance hallway, kitchen/dining room, integral garage and downstairs WC. To the first floor is a generous lounge with balcony, together with two further bedrooms currently used as a home office and playroom. The second floor provides a principal bedroom with en-suite, two further bedrooms and a family bathroom with bath and separate shower. Externally, the property benefits from a block-paved driveway and front garden, while the rear garden features a patio seating area, artificial lawn and established planting, creating a pleasant space from which to enjoy the beautiful outlook.

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Council Tax Band: D





ENTRANCE HALLWAY
A part obscure-glazed uPVC door opens into the welcoming entrance hallway, featuring tiled flooring flowing throughout the ground floor, central heating radiator and ceiling light point. A staircase rises to the first floor, with solid doors providing access to the kitchen/dining room, downstairs WC and useful understairs storage cupboard.

OPEN PLAN KITCHEN DINING ROOM
A fantastic family space, with a great-sized kitchen and dining area, fitted with a range of white gloss wall, base and drawer units, complemented by oak-effect worktops and matching returns. Features include under-unit lighting, space for a range-style oven with stainless steel splashback and extractor hood, integrated dishwasher and a 1½ bowl sink and drainer with mixer tap, set beneath a rear-facing uPVC double-glazed window. There is also recessed space for an American-style fridge freezer with white gloss wall and base units surrounding. The dining area offers space for a good-sized table and chairs, with uPVC double-glazed patio doors opening onto the rear garden. Tiled flooring continues from the entrance hallway, with three ceiling light points and a central heating radiator. A solid door provides access to the integral garage/utility area.

DOWNSTAIRS CLOAKROOM
Fitted with a white WC with push-button flush and corner wash basin, complemented by a mosaic-tiled splashback. The room also features tiled flooring, a vertical heated towel rail, obscure uPVC double-glazed window to the front elevation and extractor fan.

STAIRS RISING TO THE FIRST FLOOR

LOUNGE
A tranquil and inviting space enjoying beautiful woodland views to the rear, with views towards the river and the soothing sound of the water adding to the setting. The L-shaped layout offers a versatile arrangement, with sliding patio doors opening onto the balcony seating area and taking full advantage of the views beyond. The room also features solid wood flooring, uPVC double-glazed window to the rear elevation, ceiling light points and central heating radiators.

BALCONY
Accessed from the lounge via sliding patio doors, the balcony features composite decking, iron balustrades to three sides and space for seating, creating a lovely spot to enjoy the woodland and river views and evening sunshine.

BEDROOM THREE
Currently utilised as a family playroom, this good-sized double bedroom offers a versatile space that could easily be returned to its intended use. The room features carpet flooring, central heating radiator, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

BEDROOM FIVE
Currently utilised as a home office, this versatile room offers flexibility to suit the needs of the new owner, whether retained as a dedicated workspace or used as a further bedroom. The room features carpet flooring, central heating radiator, ceiling light point, power sockets and a uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING AND STAIRS
The first-floor landing features a white-painted staircase and balustrade, carpet flooring, ceiling light point and central heating radiator. Solid doors provide access to the lounge and two bedrooms, currently utilised as a playroom and home office, with stairs continuing to the second floor.

STAIRS RISING TO THE SECOND FLOOR

BEDROOM ONE
A lovely rear-facing principal bedroom, positioned to make the most of the pleasant outlook from the uPVC double-glazed window. The room benefits from fitted wardrobe storage, carpet flooring, central heating radiator and ceiling light point, with a solid door leading to the en-suite shower room.

EN SUITE SHOWER ROOM
Fitted with a corner shower enclosure featuring a rain head and handheld shower attachment, complemented by curved screen doors. There is also a WC and slimline wash basin set within a white gloss vanity storage unit, together with a vertical heated towel rail and wood-effect flooring. The room is finished with modern vertical wall tiling to the wet areas and half-height to the remaining walls, with painted walls above. Further features include recessed ceiling spotlights and extractor fan.

BEDROOM TWO
A further good-sized double bedroom with uPVC double-glazed window to the front elevation. The room features carpet flooring, central heating radiator and ceiling light point.

BEDROOM FOUR
A rear-facing bedroom enjoying lovely woodland and river views from the uPVC double-glazed window. The room features carpet flooring, central heating radiator and ceiling light point.

FAMILY BATHROOM
The spacious family bathroom is fitted with a white suite comprising panelled bath, pedestal wash basin and WC, together with a separate shower cubicle with wall-mounted shower and side-screen door. The room features vinyl flooring, recessed ceiling spotlights, vertical heated towel rail and extractor fan. The walls are tiled to the wet areas and half-height, with the remainder painted, while an obscure uPVC double-glazed window to the rear elevation provides natural light.

SECOND FLOOR LANDING AND STAIRS

The second-floor landing features a white-painted staircase and balustrade, carpet flooring and ceiling light point. There is loft hatch access with a pull-down ladder, together with useful airing cupboard storage housing the water tank. Solid doors lead to three bedrooms and the family bathroom.

GARAGE

Accessed via an electric garage door from the front of the property, as well as a solid door from the dining area, this useful space provides plumbing and space for appliances, together with a good amount of shelving and storage. The garage benefits from power and lighting, while the front storage section also has power, lighting and a water supply.

FRONT EXTERNAL

The open porch provides shelter over the entrance door, with a block-paved driveway offering off-road parking. A communal pathway runs along the rear of the properties, providing access to each individual rear garden through private gates. Outside lighting completes the frontage.

REAR GARDEN

A low-maintenance rear garden, predominantly laid with stone slabs and complemented by a decorative artificial lawn area. The garden offers a number of seating areas, mature planting and an established apple tree, with fencing to three sides and a gate providing rear access. The garden enjoys lovely views towards the river and surrounding woodland, with the added benefits of an outdoor water supply and lighting.

DISCLAIMER

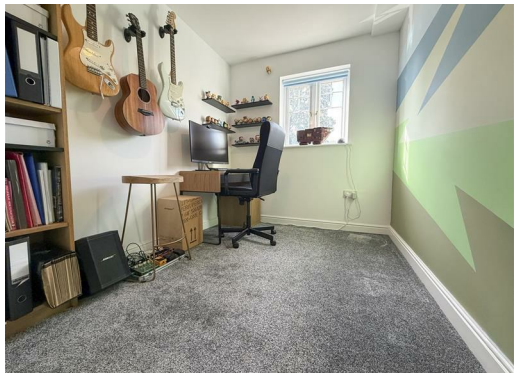
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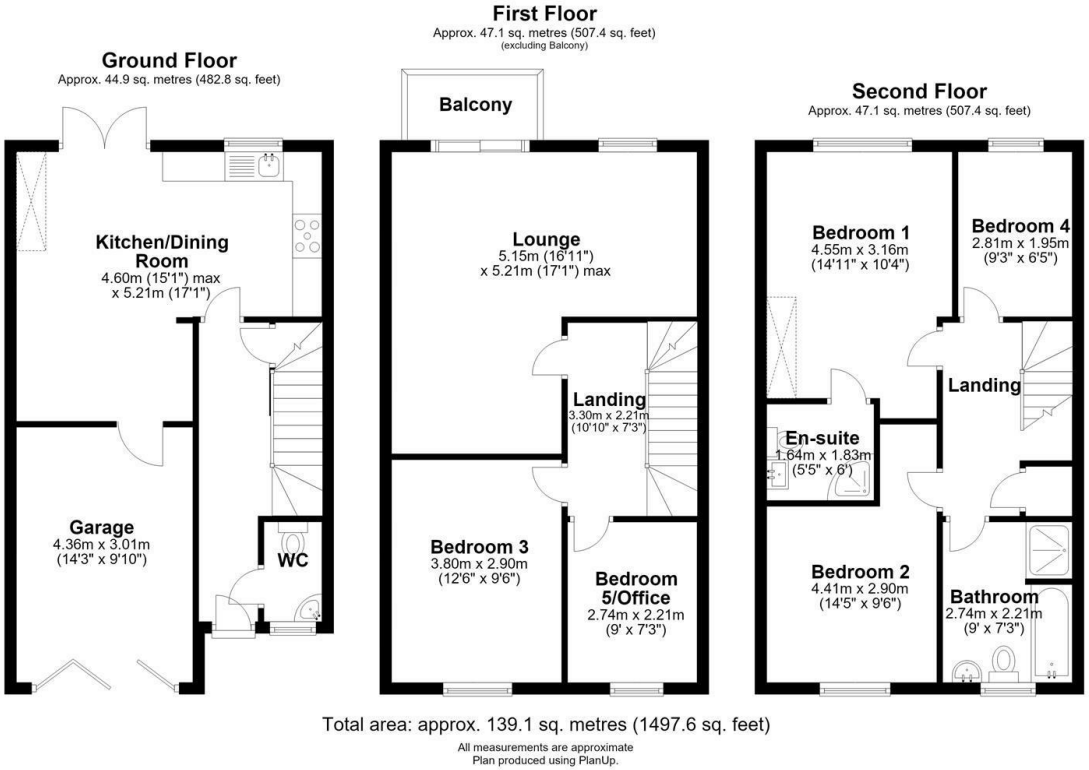












Total area: approx. 139.1 sq. metres (1497.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



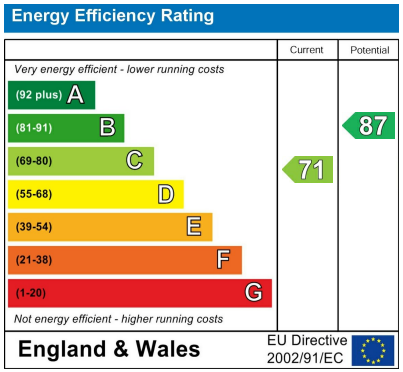
Directions

Viewings

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

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D



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