



## 78 Station Lane

Oughtibridge, Sheffield, S35 0FN

**Guide price £475,000**



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GUIDE PRICE £475,000-£495,000  
FIVE DOUBLE BEDROOM DETACHED HOME IN  
OUGHTIBRIDGE

Nestled in the charming area of Oughtibridge, Sheffield, this exquisite detached house on Station Lane offers a perfect blend of spacious living and stunning natural beauty. With five generously sized double bedrooms, this property is ideal for families or those seeking ample space for guests. The three well-appointed reception rooms provide versatile areas for relaxation, entertainment, or even a home office, catering to a variety of lifestyle needs.

The house boasts three modern bathrooms, ensuring convenience for all residents. One of the standout features of this property is the breathtaking countryside views that can be enjoyed from various vantage points within the home. Imagine waking up to the serene sights of nature, creating a peaceful atmosphere that enhances your daily living experience.

For those who enjoy the outdoors, this home is perfectly situated within walking distance to local pubs and restaurants, making it easy to indulge in the vibrant community spirit of Oughtibridge. Additionally, Oughtibridge Park is just a short stroll away, offering a lovely space for leisurely walks or family outings. The nearby Birley Woods and Oughtibridge Cricket Field further enhance the appeal of this location, providing ample opportunities for outdoor activities and relaxation.

Parking is a breeze with space for up to five vehicles, making this property not only a beautiful home but

also a practical choice for families or those with multiple vehicles. This delightful house combines comfort, convenience, and stunning surroundings, making it a must-see for anyone looking to settle in this picturesque part of Sheffield.

### Entrance Hallway

External door into the hallway. Stairs to the first floor, doors into the WC, lounge and kitchen. Built in storage.

### WC

WC and sink. Front facing window,

### Lounge

Front facing window with countryside views. Feature fireplace with fire. Open plan space leading to the dining area.

### Dining Area

Rear facing patio doors. Space for a dining table and chairs.

### Kitchen

Wall and base units with space for oven, hob with extractor fan, dishwasher and sink with drainer. Rear facing window. Door into the utility,

### Utility Room

Wall and base units with space for a washing machine and dryer. External door to the rear garden and door into the garage.

### First Floor Landing

Doors into the bedrooms and bathroom. Built in storage.

### Bedroom One

Front facing window. Space for a double bed and wardrobes. Door into the en suite.

### En suite

Side facing window. Shower cubicle, WC and sink.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Four

Front facing window. Space for a double bed and wardrobes.

### Bedroom Five

Rear facing window, Space for a bed and wardrobe.

### Bathroom

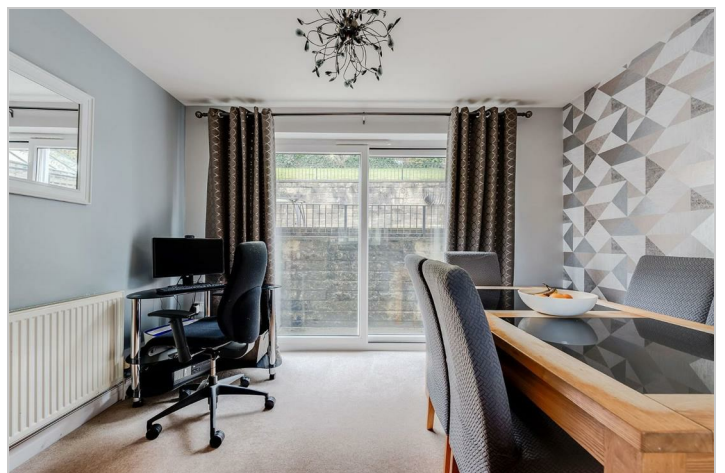
Rear facing window. WC, sink and bath with shower over.

### Garage

External garage door for car access. Space for storage. Power and lighting.

### Exterior

To the front of the property there is a lawn and driveway for multiple cars. To the rear of the property there is a tiered garden with patio and lawn.



## Road Map



## Hybrid Map



## Terrain Map



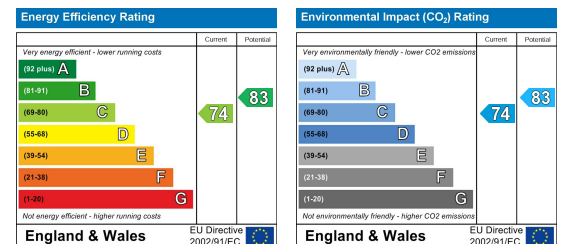
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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