



Dapple Lodge
3 Paddock View, Oughtibridge



An Exceptional Four Bedroomed Home
Within a Small, Exclusive Development





Entrance Hall
Having recessed lighting and tiled flooring with under floor heating. Oak doors open to the family bathroom, integral double garage, master bedroom and bedroom 4. Double oak doors also open to a cloaks cupboard.



Dapple Lodge

Welcome to Dapple Lodge

This newly-built four bedroomed detached residence is positioned within a small, exclusive development and provides spacious family accommodation that has been finished to a high specification.

Dapple Lodge has been crafted with contemporary design in mind to create a unique property for modern living. The staple feature of the home is the open plan living kitchen that benefits from floor-to-ceiling glazing and a high quality handleless kitchen with integrated Caple appliances. The living kitchen opens out onto a sizeable balcony that enjoys far-reaching views. Overlooking the living kitchen is a versatile mezzanine that is useful as an additional reception room. There is a master suite, three further double bedrooms and a Jack-and-Jill en-suite serving two of the bedrooms. Externally, the property offers ample off-road parking along with an integral double garage, and a landscaped rear garden.

The property is positioned with convenient access to the amenities of Oughtibridge, incorporating shops, cafes and public houses. Also being well placed for the Fox Valley Shopping Park with a host of additional amenities. The Upper Don Trail that runs along the River Don is situated within walking distance and provides connections to superb local walks. The Peak District is accessible within a short drive and there is a comfortable commute to Sheffield’s city centre. Manchester is located approximately 35 miles away from the house and can be reached within a 1 hour 30 minute drive.

The property briefly comprises on the ground floor: Entrance hall, cloaks cupboard, integral double garage, family bathroom, master bedroom, master walk-in wardrobe, master en-suite and bedroom 4.

On the first floor: Landing, living kitchen, balcony, pantry, WC, bedroom 2, jack-and-jill en-suite and bedroom 3.

On the second floor: Mezzanine reception room.

Ground Floor

A composite entrance door with double glazed obscured panels and matching side panels opens to the:

Entrance Hall

Having recessed lighting and tiled flooring with under floor heating. Oak doors open to the family bathroom, integral double garage, master bedroom and bedroom 4. Double oak doors also open to a cloaks cupboard.

Cloaks Cupboard

Providing useful storage and having tiled flooring with under floor heating.

Integral Double Garage

19’6 x 19’3 (5.94m x 5.87m)
Having an electric up-and-over door, light, power and housing

the Ideal boiler and unvented hot water cylinder.

Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There’s a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there’s a panelled bath with a Hansgrohe chrome mixer tap.

Master Bedroom

19’9 x 17’2 (6.02m x 5.23m)
A generously proportioned master bedroom with a side facing UPVC double glazed window, recessed lighting, TV/aerial/data point, telephone point and under floor heating. Oak doors open to the master walk-in wardrobe and master en-suite. Double UPVC doors with double glazed panels also open to the rear garden.

Master Walk-in Wardrobe

Having recessed lighting and under floor heating. There’s a range of fitted furniture, incorporating open short hanging and a cupboard housing the under floor heating valves.



Living Kitchen

30'11 x 15'4 (9.42m x 4.67m)

Providing the heart of the home is this spacious open plan living kitchen that is flooded with natural light through the floor-to-ceiling glazing.

Living Area

A good-sized living area with track lighting, pendant light point, TV/aerial points, data point, telephone point and tiled flooring with under floor heating. An oak door opens to the pantry. A set of UPVC bi-fold doors with double glazed panels and apex panels above open to the balcony.

A Stunning Open Plan
Living Kitchen...





Kitchen Area

Having pendant light points and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching granite work surface, upstands, mirrored splash backs and under-counter and plinth lighting. Also having a central island, incorporating a matching granite work surface, feature lighting and an inset 1.0 bowl Reginox stainless steel sink with a Hansgrohe chrome mixer tap. The work surface extends to provide breakfast seating for four chairs. The integrated appliances are by Caple and include a four-ring induction hob with an extractor fan above, fan assisted oven, microwave oven, dishwasher, full-height fridge and a full-height freezer. A set of UPVC bi-fold doors with double glazed panels and apex panels above open to the balcony.

A High-Quality Kitchen with
Integrated Caple Appliances





Mezzanine Reception Room
22'11 x 15'6 (6.98m x 4.72m)

A versatile space with Velux roof windows, a rear facing UPVC double glazed window, track lighting, a central heating radiator and a TV/aerial/data point.

A Versatile
Reception Room





Dapple Lodge



A Newly Built Residence that has been Crafted with Contemporary Design in Mind

Master En-Suite

Being fully tiled with a rear facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash basin with a Hansgrohe chrome mixer tap and storage beneath with feature lighting. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen.

Bedroom 4

15'6 x 10'7 (4.72m x 3.23m)

Having a side facing UPVC double glazed window, recessed lighting, TV/aerial/data point and under floor heating. There's a range of fitted furniture, incorporating short hanging, shelving and a vanity table with a drawer. Double UPVC doors with double glazed panels open to the rear garden.

From the entrance hall, an oak staircase with a hand rail, glazed balustrading, feature lighting and an under-stairs storage cupboard rises to the:

First Floor

Landing

Having a side facing UPVC double glazed panel, pendant light point, recessed lighting and under floor heating. Oak doors open to the living kitchen, pantry, WC, bedroom 2 and bedroom 3.

Living Kitchen

30'11 x 15'4 (9.42m x 4.67m)

Providing the heart of the home is this spacious open plan living kitchen that is flooded with natural light through the floor-to-ceiling glazing.

Kitchen Area

Having pendant light points and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating matching granite work surface, upstands, mirrored splash backs and under-counter and plinth lighting. Also having a central island, incorporating a matching granite work surface, feature lighting and an inset 1.0 bowl Reginox stainless steel sink with a Hansgrohe chrome mixer tap. The work surface extends to provide breakfast seating for four chairs. The integrated appliances are by Caple and include a four-ring induction hob with an extractor fan above, fan assisted oven, microwave oven, dishwasher, full-height fridge and a full-height freezer. A set of UPVC bi-fold doors with double glazed panels and apex panels above open to the balcony.

Balcony

A sizeable balcony overlooking far-reaching views. Having recessed lighting and a tiled terrace that is enclosed by glazed balustrading with an aluminium hand rail. Access can be gained to the living kitchen.

Living Area

A good-sized living area with track lighting, pendant light point,

TV/aerial points, data point, telephone point and tiled flooring with under floor heating. An oak door opens to the pantry. A set of UPVC bi-fold doors with double glazed panels and apex panels above open to the balcony.

From the living area, an oak staircase with a hand rail, glazed balustrading, feature lighting and an under-stairs storage cupboard rises to the mezzanine reception room.

Second Floor

Mezzanine Reception Room

22'11 x 15'6 (6.98m x 4.72m)

A versatile space with Velux roof windows, a rear facing UPVC double glazed window, track lighting, a central heating radiator and a TV/aerial/data point.

First Floor Continued

From the first floor landing, an oak door opens to the:

Pantry

Having recessed lighting and tiled flooring with under floor heating. To one wall, there's a range of fitted furniture, incorporating shelving. An oak door opens to the living kitchen.

WC

Being fully tiled with recessed lighting, extractor fan, fitted vanity mirror and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted Sottini wash hand basin with a Hansgrohe chrome mixer tap.

Bedroom 2

15'8 x 12'1 (4.78m x 3.68m)

A superb double bedroom with a rear facing UPVC double glazed window, recessed lighting, TV/aerial/data point and under floor heating. There's a range of fitted furniture, incorporating short hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.

Jack-and-Jill En-Suite

Being fully tiled with a rear facing UPVC double obscured window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen. Oak doors open to bedroom 2 and bedroom 3.

Bedroom 3

15'8 x 11'11 (4.78m x 3.63m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, TV/aerial/data point and under floor heating. There's a range of fitted furniture, incorporating short hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.



Master Bedroom
19'9 x 17'2 (6.02m x 5.23m)

A generously proportioned master bedroom with a side facing UPVC double glazed window, recessed lighting, TV/aerial/data point, telephone point and under floor heating. Oak doors open to the master walk-in wardrobe and master en-suite. Double UPVC doors with double glazed panels also open to the rear garden.

A Generous Master
Bedroom Suite...





Master En-Suite

Being fully tiled with a rear facing UPVC double glazed window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash basin with a Hansgrohe chrome mixer tap and storage beneath with feature lighting. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen.



Jack-and-Jill En-Suite

Being fully tiled with a rear facing UPVC double obscured window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen. Oak doors open to bedroom 2 and bedroom 3.



Bedroom 2

15'8 x 12'1 (4.78m x 3.68m)

A superb double bedroom with a rear facing UPVC double glazed window, recessed lighting, TV/aerial/data point and under floor heating. There's a range of fitted furniture, incorporating short hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.



Bedroom 4

15'6 x 10'7 (4.72m x 3.23m)

Having a side facing UPVC double glazed window, recessed lighting, TV/aerial/data point and under floor heating. There's a range of fitted furniture, incorporating short hanging, shelving and a vanity table with a drawer. Double UPVC doors with double glazed panels open to the rear garden.

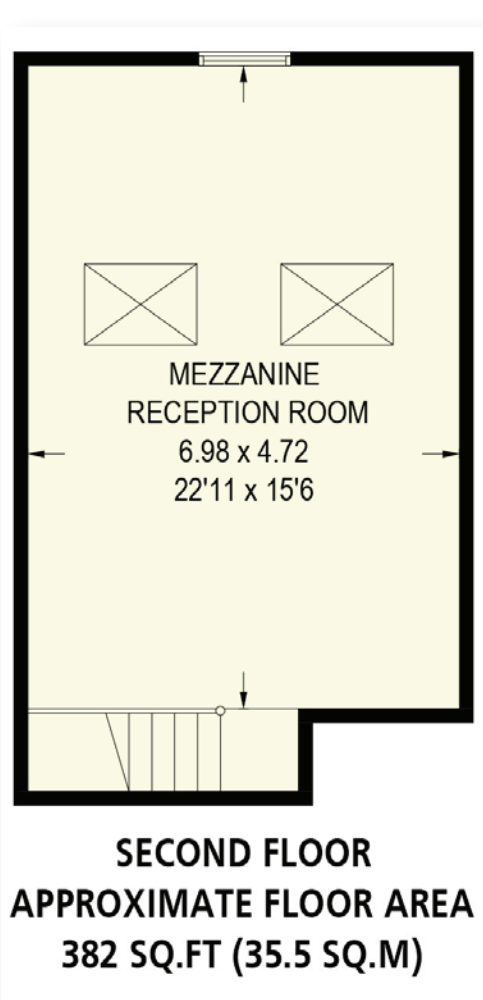
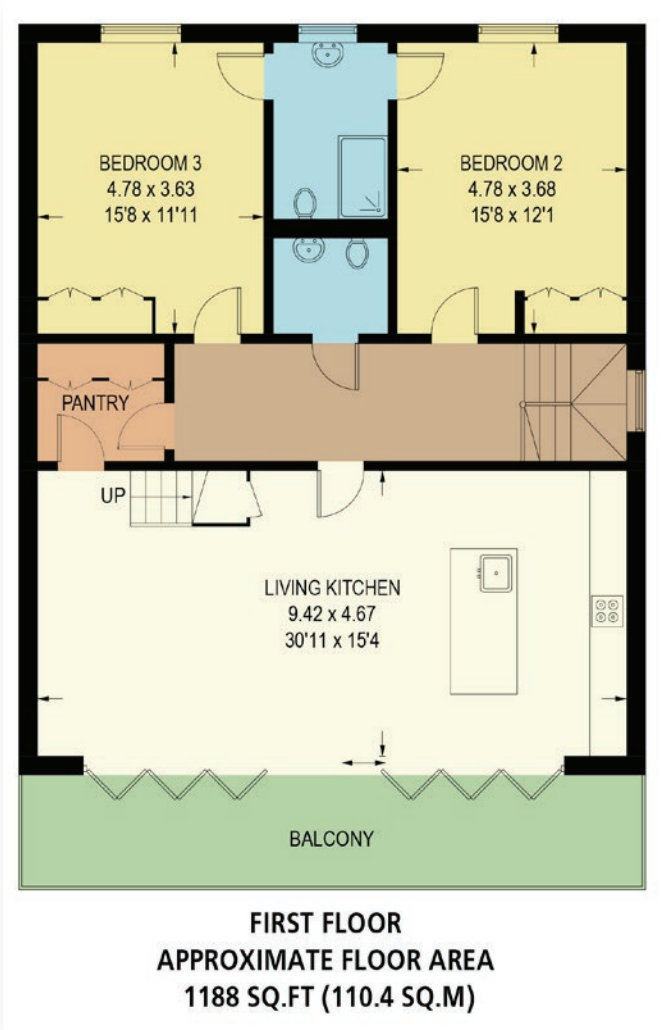
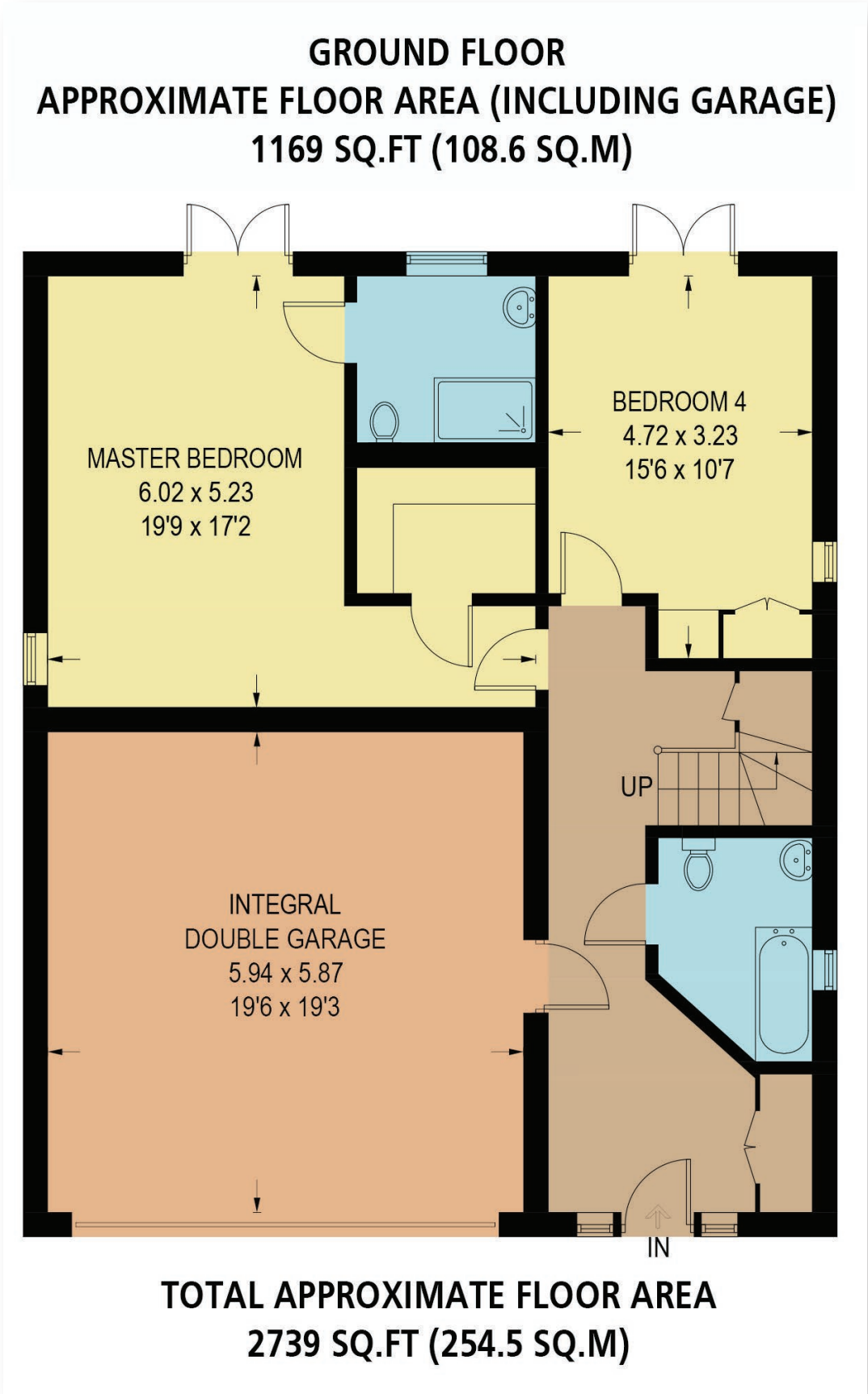




Family Bathroom

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there's a panelled bath with a Hansgrohe chrome mixer tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



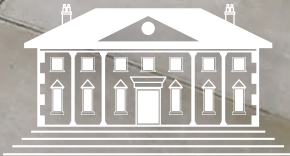
Exterior and Gardens

From Cockshutts Lane, access can be gained to Paddock View where a road with exterior lighting leads to the properties.

To the front of the property, there's a block paved driveway with recessed lighting and access can be gained to the main entrance door and integral double garage.

To the left side of the property, a stone flagged path with exterior lighting leads to the rear of the property.

To the rear, there's a garden that is mainly laid to lawn with exterior lighting, a planted border and a stone flagged patio. Access can be gained to the master bedroom and bedroom 4.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: TBC

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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3 Paddock View, Oughtibridge,
Sheffield, South Yorkshire S35 0LA

Price £725,000