

# Saunderson Gardens

Penistone, Sheffield, S36 6BE



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A development of 3, & 4 bedroom homes.

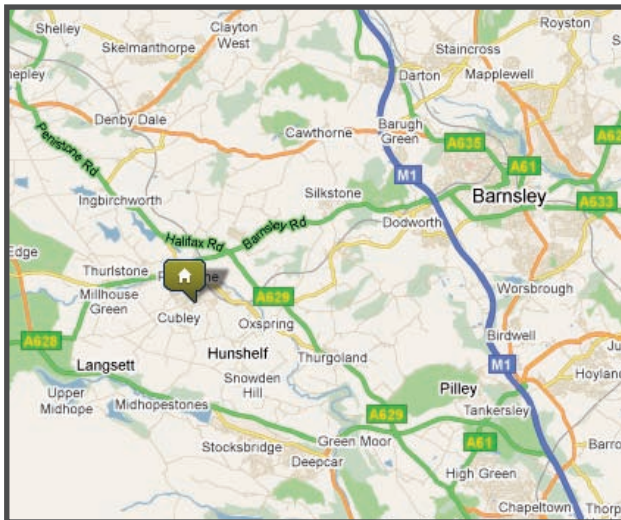
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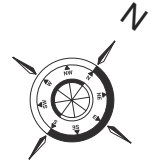
Saunderson Gardens is located in the desirable picturesque village of Pennistone. With highly regarded local schools within walking distance of the development, commuter links and motorways a short drive away, this makes Saunderson Gardens an excellent location for families.

The vibrant shopping centres of Leeds and Sheffield are only a short distance away also giving access to leisure facilities. These homes come with an exclusive 5 year warranty and the reassurance of a 10 year NHBC guarantee.



# Saunderson Gardens

Green Road,  
Penistone



## Development Layout



## Key

	Argyll	1 Bedroom		Garforth	3 Bedroom		Morpeth	3 Bedroom		Kentmere S	3 Bedroom		Collingham	4 Bedroom		Tetbury	4 Bedroom		Alderney	4 Bedroom
	Ambleside/ Buttermere	2 Bedroom		Garforth II	3 Bedroom		Sutton	3 Bedroom		Maidstone	3 Bedroom		Keswick	3 Bedroom		Radleigh	4 Bedroom		Grasmere	4 Bedroom
	Drayton	2 Bedroom		Padstow	3 Bedroom		Sutton Crescent	3 Bedroom		Falmouth	3 Bedroom		Palmerston	3 Bedroom		Windermere	4 Bedroom		Kensington	4 Bedroom
	Sevenoaks	3 Bedroom		Barwick	3 Bedroom		Kentmere	3 Bedroom		Suffolk	3 Bedroom		Lincoln	4 Bedroom		Guisborough 1	4 Bedroom		Buckingham	4 Bedroom

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### IMPORTANT INFORMATION

This site layout is intended for illustration purposes only and may change for example in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty.

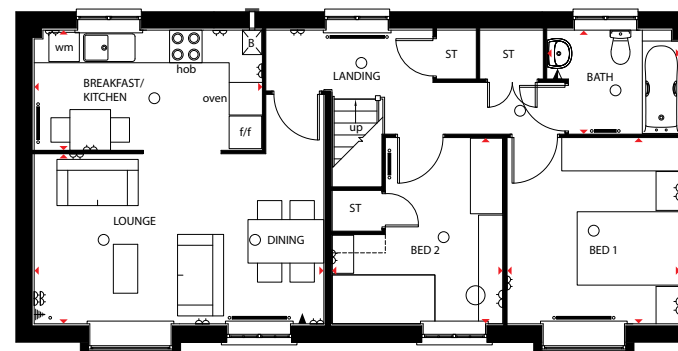
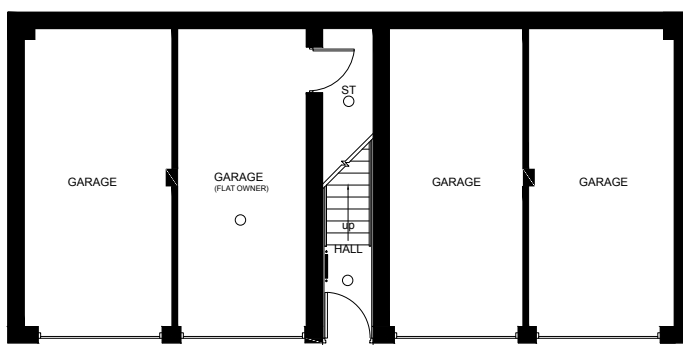
93558/Saunderson/April 2012



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# Drayton- 2 bedroom apartment

- An inspired 2 bedroom apartment offering open-plan lounge and dining room for flexible living, with separate kitchen and dining area
- Master bedroom and 1 single bedroom
- Separate bathroom fitted with bath and thermostatic shower
- This attractive apartment also comes with private garage



## KEY

- Light fitting
- ⏏ Electric socket
- ◀ Telephone outlet point
- Ⓜ T.V. aerial socket
- ⊖ Extract fan
- ⊙ Smoke detector
- Ⓜ Shaver socket
- Radiator
- A/C Airing cupboard
- B Boiler
- W/M Washing machine space
- F/F Fridge/freezer space
- D/W Dishwasher space

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### Ground Floor (All dimensions are approximate and to the maximum)

Garage 5480 x 2452 mm 18' x 8'11"

### First Floor (All dimensions are approximate and to the maximum)

Kitchen/Breakfast	4250 x 2250mm	13'11" x 7'5"
Lounge/Dining Room	5409 x 3167mm	17'7" x 10'7"
Bedroom 1	3465 x 3234mm	11'4" x 10'7"
Bedroom 2	3465 x 3193mm	11'4" x 10'6"
Bathroom	2502 x 1952mm	8'3" x 6'3"

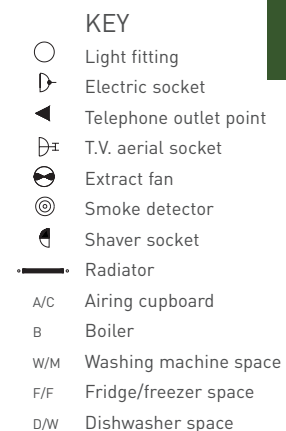
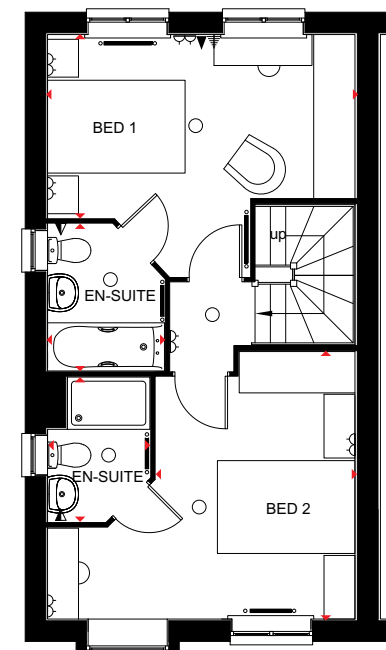
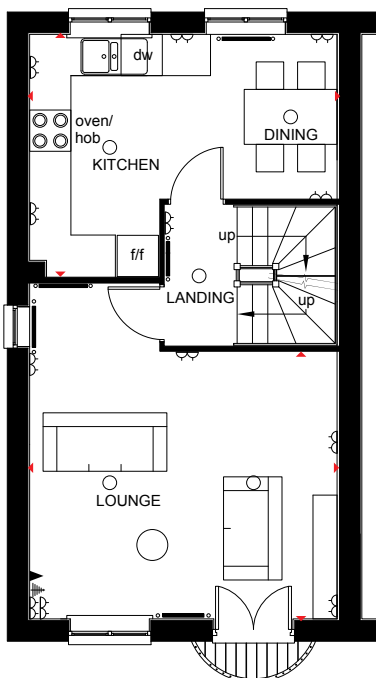
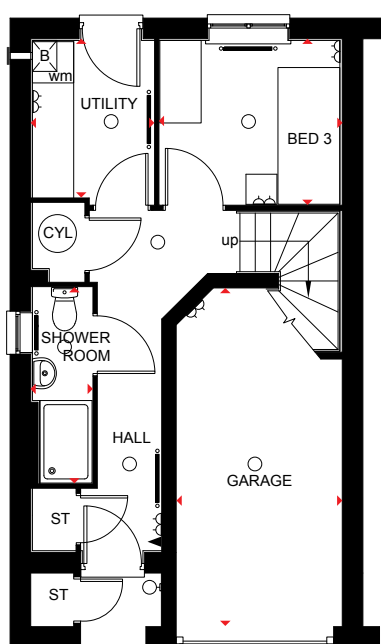


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# Sevenoaks- 3 bedroom end terraced home

- A considered 3 bedroom, 3 storey home with bedroom 3, shower room and utility room on the ground floor
- First floor features a flexible lounge with dining area and balcony, and an attractive kitchen with dining area
- There are 2 comfortable en suite double bedrooms located on the second floor
- This delightful home also comes with integral garage



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## Ground Floor (Approximate dimensions)

Bedroom 3	2618 x 2382mm	8'7" x 7'10"
Utility	2278 x 1764mm	7'6" x 5'9"
Shower Room	2844 x 868mm	9'4" x 2'10"
Garage	4913 x 2415mm	16'1" x 7'11"

## First Floor (Approximate dimensions)

Lounge	4470 x 3879mm	14'8" x 12'9"
Kitchen/		
Dining Room	4470 x 3518mm	14'8" x 11'7"

## Second Floor (Approximate dimensions)

Bedroom 1	4470 x 2677mm	14'8" x 8'9"
En Suite	2138 x 1700mm	7'0" x 5'7"
Bedroom 2	3890 x 2894mm	12'9" x 9'6"
En Suite	2104 x 1488mm	6'11" x 4'11"

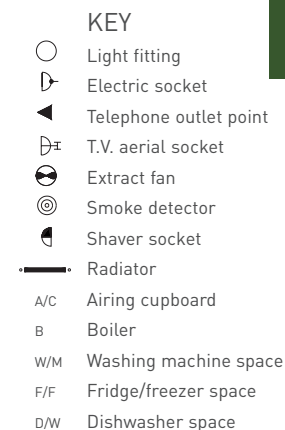
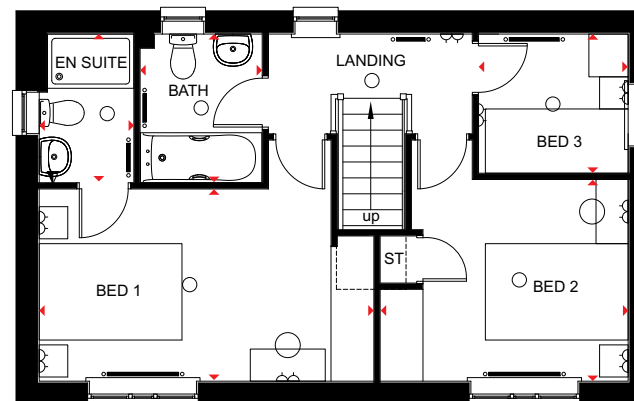
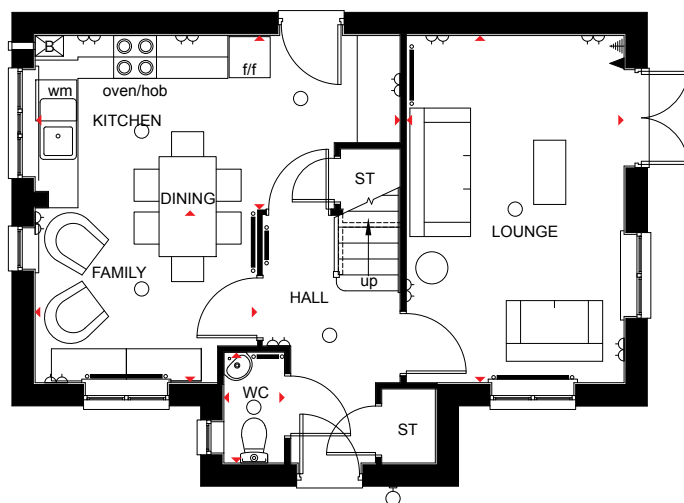


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# Falmouth- 3 bedroom detached home

- A sought-after 3 bedroom detached home featuring dual aspect lounge with French doors leading to the garden
- Stylish open-plan kitchen with dining and family areas
- First floor boasts 2 double bedrooms with en suite shower room to master bedroom, 1 single bedroom and family bathroom



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## Ground Floor (All dimensions are approximate and to the maximum)

Lounge	4863 x 3050mm	15'11" x 10'0"
Kitchen / Dining		
Family area	4863 x 5112	15' 11" x 16'9"
WC	1553 x 849mm	5'1" x 2'9"

## First Floor (All dimensions are approximate and to the maximum)

Bedroom 1	4688 x 2692mm	15'5" x 8'10"
En Suite	2083 x 1326mm	6'10" x 4'4"
Bedroom 2	3474 x 2825mm	11'5" x 9'3"
Bedroom 3	2096 x 1950mm	6'11" x 6'5"
Bathroom	2083 x 1710mm	6'10" x 5'7"

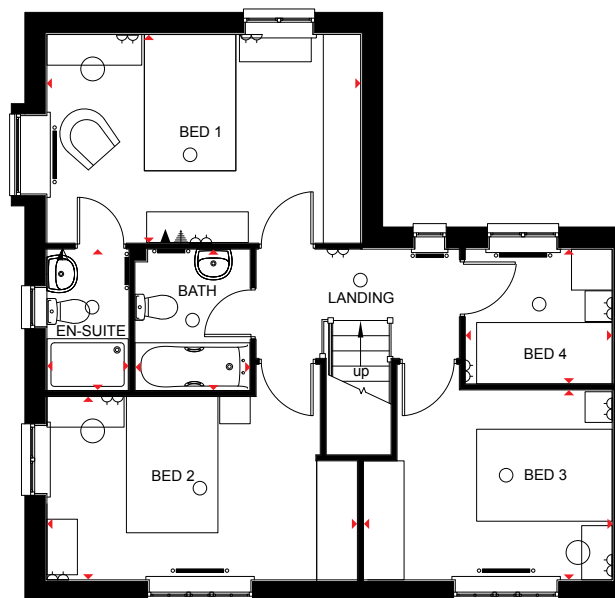
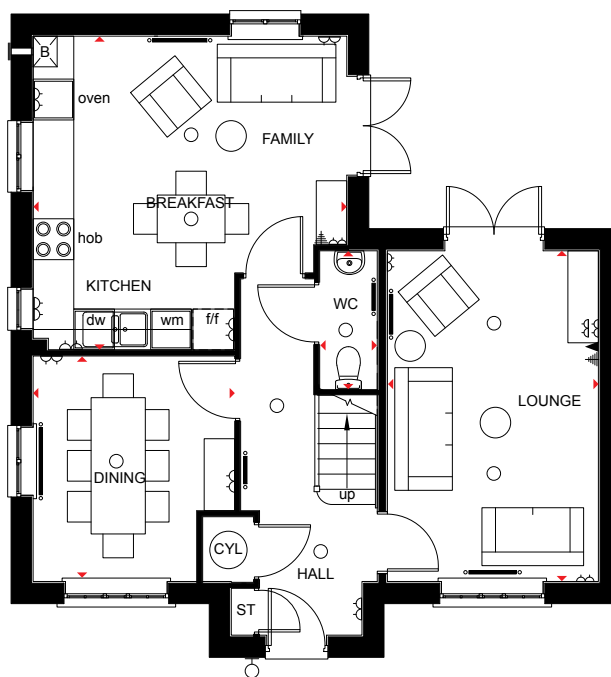


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# Lincoln- 4 bedroom detached home

- A beautifully presented 4 bedroom home featuring open-plan kitchen with breakfast and family areas
- Separate dining room and dual aspect lounge with French doors leading to the garden
- First floor boasts 3 double bedrooms, with en suite shower room to master bedroom, 1 single bedroom and family bathroom



## KEY

- Light fitting
- ⏏ Electric socket
- ◀ Telephone outlet point
- Ⓜ T.V. aerial socket
- ⊖ Extract fan
- ⊙ Smoke detector
- Ⓢ Shaver socket
- ▬ Radiator
- A/C Airing cupboard
- B Boiler
- W/M Washing machine space
- F/F Fridge/freezer space
- D/W Dishwasher space

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### Ground Floor (All dimensions are approximate and to the maximum)

Lounge	4853 x 3113mm	15'11" x 10'3"
Kitchen/ Family Room	4628 x 4605mm	15'2" x 15'1"
Dining Room	3310 x 2974mm	10'10" x 9'9"
WC	2038 x 838mm	6'8" x 2'9"

### First Floor (All dimensions are approximate and to the maximum)

Bedroom 1	4628 x 3062mm	15'2" x 10'1"
En Suite	2075 x 1211mm	6'10" x 4'0"
Bedroom 2	4581 x 2691mm	15'0" x 8'10"
Bedroom 3	3671 x 2788mm	12'1" x 9'2"
Bedroom 4	2167 x 1977mm	7'1" x 6'6"
Bathroom	2075 x 1700mm	6'10" x 5'7"

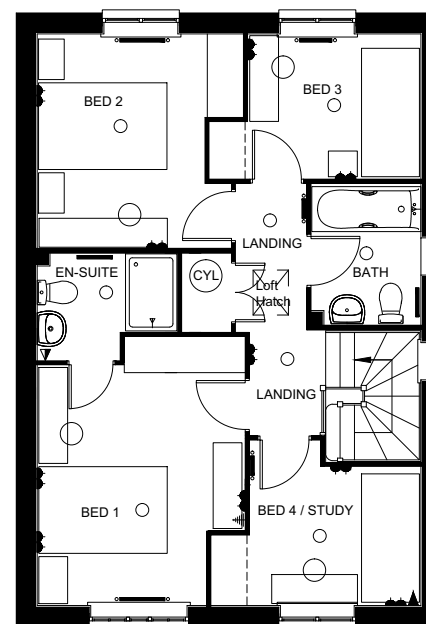
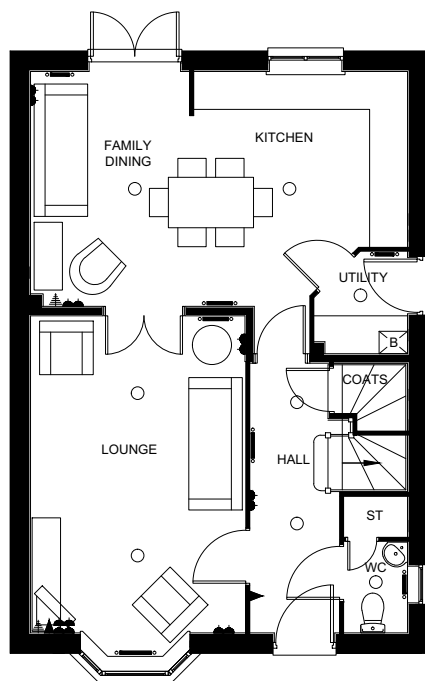


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# Collingham- 4 bedroom home

- A delightful 4 bedroom home featuring free flowing open plan kitchen with breakfast area and family dining area with glazed bay opening onto garden
- Ground floor includes a separate utility room and WC
- First floor provides 2 double bedrooms with an en suite to bedroom 1



## KEY

- Light fitting
- ⌋ Electric socket
- ◀ Telephone outlet point
- ⊕ T.V. aerial socket
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### Ground Floor (All dimensions are approximate and to the maximum)

Lounge	3400 x 5028mm	(11'2" x 16'6")
Kitchen/Family/ Dining	5978 x 3725mm	(19'7" x 12'3")
Utility	1611 x 1472mm	(5'3" x 4'10")
W.C.	1440 x 1000mm	(4'9" x 3'3")

### First Floor (All dimensions are approximate and to the maximum)

Bedroom 1	4177 x 3228mm	(11'11" x 13'8")
En suite	1650 x 2175mm	(5'5" x 7'2")
Bedroom 2	3339 x 3200mm	(10'11" x 10'6")
Bedroom 3	2250 x 3289mm	(7'5" x 10'9")
Bedroom 4/Study	2153 x 3261mm	(7'1" x 10'8")
Bathroom	2175 x 1700mm	(7'2" x 5'7")



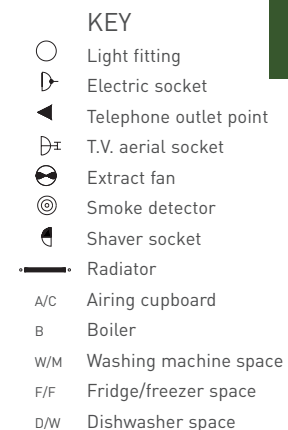
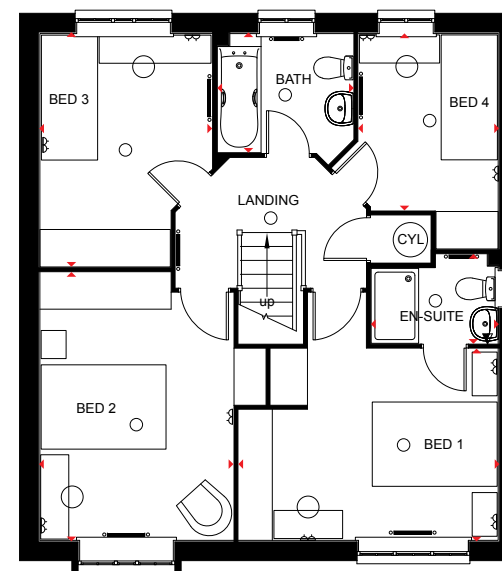
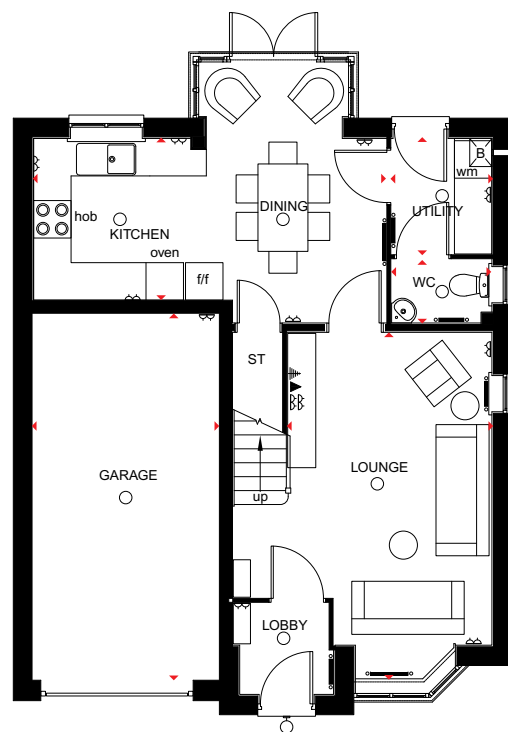
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# Tetbury - 4 bedroom detached home

- A delightful 4 bedroom detached home offering family kitchen and dining room with full height glazed bay and French doors that open onto the rear garden
- Ground floor also boasts comfortable bay fronted dual aspect lounge and separate utility room
- First floor features 2 double bedrooms with en suite to master bedroom, 2 single bedrooms and family bathroom
- This home also comes with integral garage



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## Ground Floor (All dimensions are approximate and to the maximum)

Lounge	5598 x 3276mm	(18'4" x 10'9")
Kitchen/Dining	5645 x 2589mm	(18'6" x 8'6")
Utility	1865 x 1607mm	(6'1" x 5'3")
W.C.	1607 x 1018mm	(5'3" x 3'4")
Garage	5879 x 3000mm	(19'3" x 9'10")

## First Floor (All dimensions are approximate and to the maximum)

Bedroom 1	4154 x 3067mm	(13'8" x 10'1")
En suite	1450 x 1900mm	(6'8" x 4'8")
Bedroom 2	4000 x 2660mm	(14'1" x 10'2")
Bedroom 3	3190 x 2830mm	(12'3" x 9'0")
Bedroom 4	2000 x 3670mm	(9'4" x 7'4")
Bathroom	1900 x 2000mm	(7'2" x 6'3")

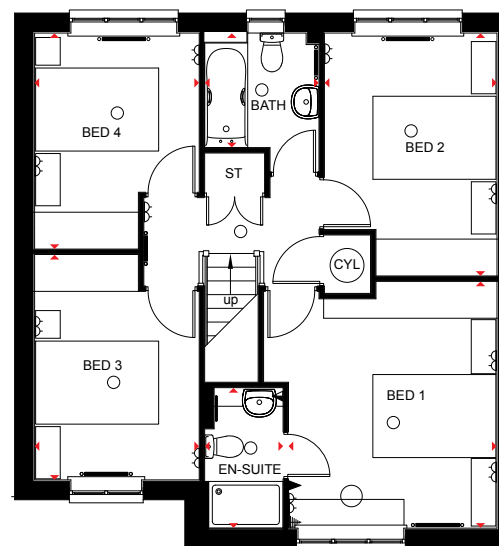
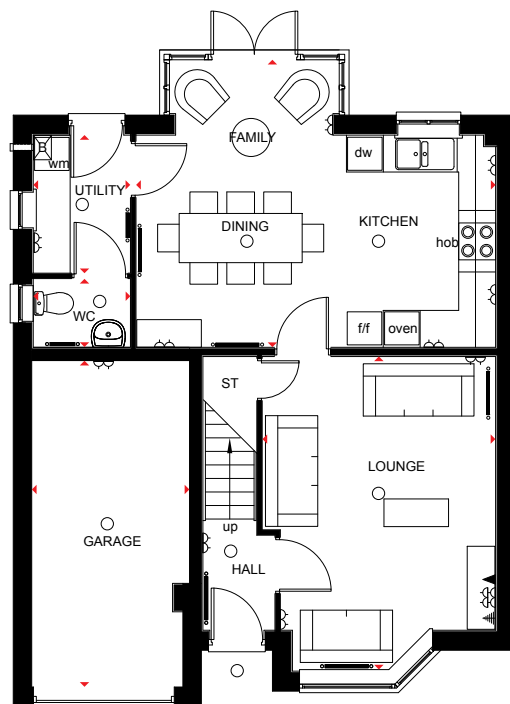


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# Guisborough- 4 bedroom detached home

- A beautifully presented 4 bedroom home offering kitchen with dining and family areas, adjoining utility room and French doors leading to the rear garden
- Airy lounge also located on the ground floor
- First floor has 4 double bedrooms, with en suite shower room to master bedroom, and family bathroom
- This family home also comes with integral garage



## KEY

- Light fitting
- ⌚ Electric socket
- ◀ Telephone outlet point
- ⌚ T.V. aerial socket
- ⊖ Extract fan
- ⊙ Smoke detector
- ⌚ Shaver socket
- Radiator
- A/C Airing cupboard
- B Boiler
- W/M Washing machine space
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### Ground Floor (All dimensions are approximate and to the maximum)

Lounge/Dining	5846 x 4675mm	(19'2" x 15'4")
Utility	2244 x 1580mm	(7'4" x 5'2")
Lounge	5115 x 3794mm	(16'9" x 12'5")
W.C.	1580 x 1118mm	(5'2" x 3'8")
Garage.	5308 x 2568mm	(17'5" x 8'5")

### First Floor (All dimensions are approximate and to the maximum)

Bedroom 1	4013 x 3389mm	(13'2" x 11'1")
En suite	2285 x 1275mm	(7'6" x 4'2")
Bedroom 2	3949 x 2805mm	(12'11" x 9'2")
Bedroom 3	3665 x 2676mm	(12'0" x 8'9")
Bedroom 4	3513 x 2676mm	(11'6" x 8'9")
Bathroom	1863 x 1859mm	(6'1" x 6'1")

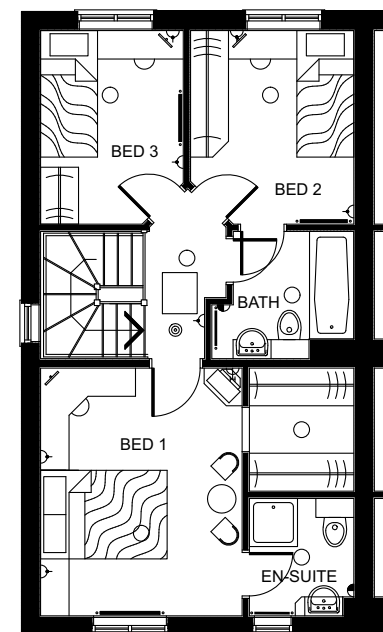
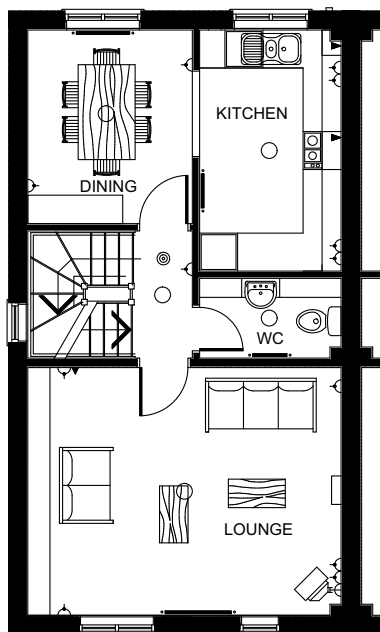
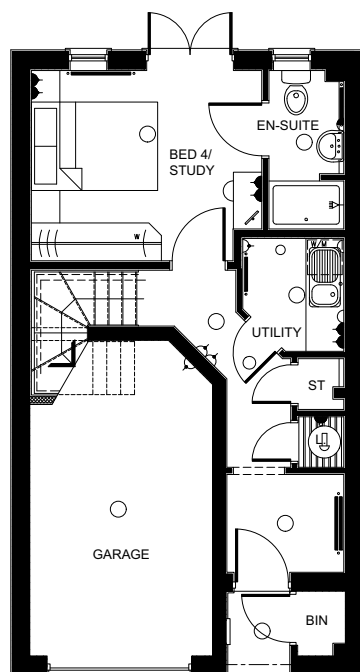


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# Grasmere - 4 bedroom 3 storey home

- A beautifully presented 4 bedroom home with 3 floors featuring a spacious lounge with separate dining and kitchen area
- This home also boasts 2 double bedrooms, 2 single rooms, en suite to 2 bedrooms and additional dressing area to master suite



KEY	
	Light fitting
	Electric socket
	Telephone outlet point
	T.V. aerial socket
	Extract fan
	Smoke detector
	Shaver socket
	Radiator
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## Ground Floor (Approximate dimensions)

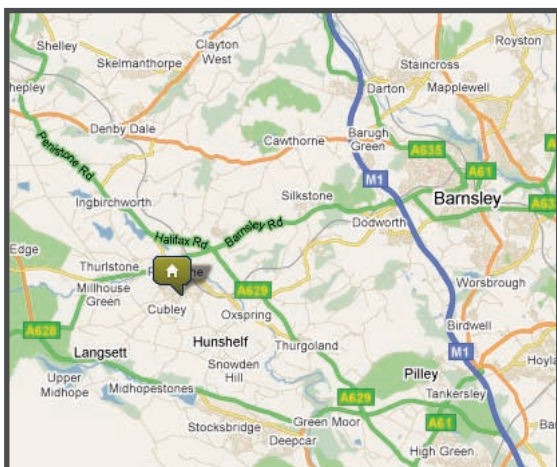
Garage	5000 x 2900mm max	(16'5" x 9'6" max)
Bedroom 4/Study	3650 x 3020mm max	(12'0" x 9'11" max)
En-suite	2510 x 1180mm	(8'3" x 3'10")
Utility room	1800 x 1590mm max	(5'11" x 5'3" max)

## First Floor (Approximate dimensions)

Lounge	4950 x 3915mm	(16'3" x 12'10")
Kitchen	2600 x 3060mm	(8'6" x 10'0")
Dining	2235 x 3810mm	(7'4" x 12'6")
W.C.	2235 x 1260mm	(7'4" x 4'2")

## Second Floor (Approximate dimensions)

Bedroom 1	3185 x 3915mm	(10'5" x 12'10")
En-suite	1650 x 1855mm	(5'5" x 6'1")
Dressing area	1650 x 1945mm	(5'5" x 6'5")
Bedroom 2	2580 x 3060mm	(8'6" x 10'0")
Bedroom 3	2255 x 3060mm	(7'5" x 10'1")
Bathroom	2244 x 2010mm	(6'5" x 6'7")



## Saunderson Gardens

Penistone, Sheffield, S36 6BE

A development of 3, & 4 bedroom homes.

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