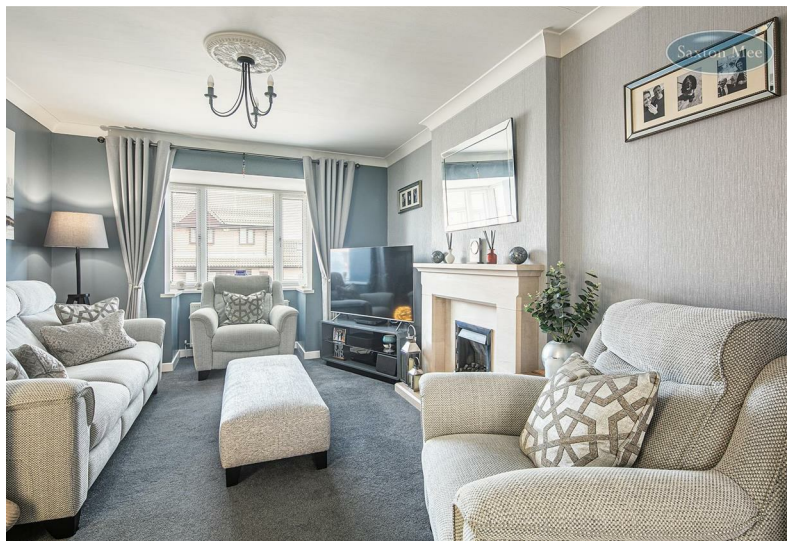


# Saxton Mee



**Pen Nook Close Deepcar Sheffield S36 2TY**  
**Guide Price £350,000**





# Pen Nook Close

Sheffield S36 2TY

Guide Price £350,000

GUIDE PRICE £350,000-£360,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Welcome to Pen Nook Close, a charming four bedroom, two bathroom detached property located on this popular residential estate on a cul-de-sac position in the picturesque area of Deepcar. The property enjoys a fabulous, south facing landscaped rear garden and benefits from solar panels, driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating. The tastefully decorated and effectively extended living accommodation briefly comprises front composite door which opens into the entrance hall with a downstairs WC and an under stair storage cupboard. Access into the lounge and the kitchen. The lounge has a lovely bay window allowing natural light, while the gas fire set in a limestone surround is the focal point of the room. Double doors then open into the dining room with uPVC French doors opening to the extended garden room. This bright and airy space is perfect for enjoying the views over the rear garden. The largely extended kitchen has an array of wall, base and drawer units with contrasting worktops which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, dishwasher and tumble dryer. There is room for a table and chairs and a side composite entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the four bedrooms and a shower room. Bedroom one comes with the added advantage of an en suite bathroom with WC and wash basin. Double bedroom two overlooks the rear garden. Double bedroom three has a range of fitted wardrobes. Bedroom four is front facing and is currently used as a home office. The shower room has a walk-in shower, WC and wash basin set in a combination unit.

- EARLY VIEWING ADVISED
- FREEHOLD
- SUPERB FAMILY HOME WITH EFFECTIVELY EXTENDED ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- FOUR BEDROOMS & TWO BATHROOMS
- DRIVEWAY, INTEGRAL GARAGE & LANDSCAPED REAR GARDEN
- POPULAR RESIDENTIAL ESTATE







**OUTSIDE**

To the front of the property is an extended block paved driveway providing off-road parking for three cars, this leads to the integral garage with a roller door and which benefits from electric and light, has useful storage and houses the gas boiler. The recently landscaped rear garden is south facing and includes a large wooden decked terrace, steps lead to a lawn and a garden shed.

**LOCATION**

Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

**MATERIAL INFORMATION**

The property is Freehold. The property is currently Council Tax Band C.

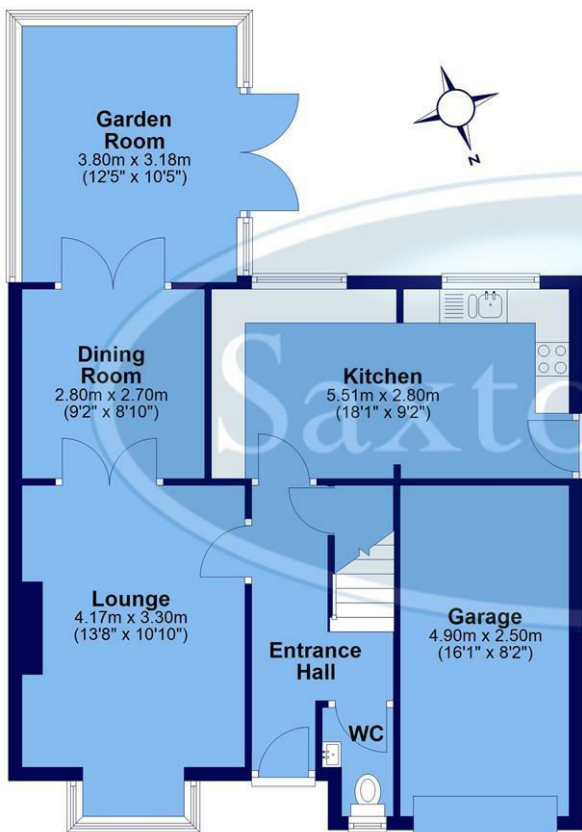
**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

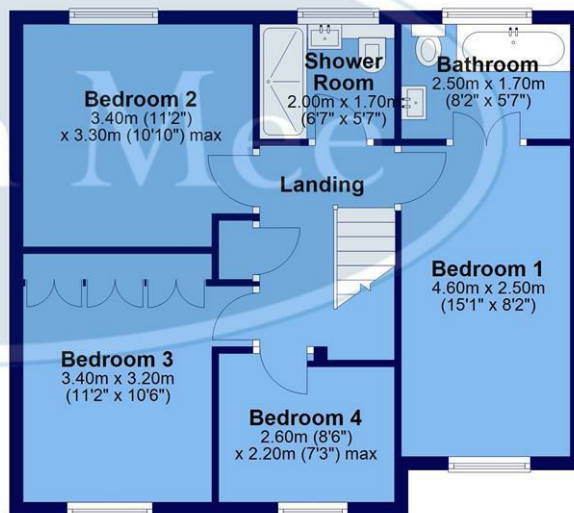
## Ground Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.7 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A	87	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101)	A	82	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	