



**Pen Nook Drive Deepcar Sheffield S36 2TW**  
**Guide Price £280,000**



## Pen Nook Drive

Sheffield S36 2TW

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GUIDE PRICE £280,000-£300,000 Situated on this attractive corner plot is this effectively extended four bedroom detached bungalow which benefits from gardens to the front, side and rear, a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating.

In brief, the living accommodation comprises front uPVC door which opens into the entrance hall with Karndean flooring, a storage cupboard and access into the boarded loft space. Access into the lounge/dining room, kitchen, the four bedrooms and the shower room. The well proportioned lounge/dining room has a uPVC door which opens onto the garden. The bespoke kitchen has a modern range of wall, base and drawer units with attractive Corian worktops. Integrated appliances include a dishwasher, washing machine, fridge freezer, double electric oven and a four ring hob with extractor above. In the corner of the room is the housed gas boiler. The master bedroom has fitted wardrobes. Bedroom two has fitted cupboards. The newly fitted shower room has a walk-in shower, WC and wash basin set in a combination unit.

- FOUR BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- NEWLY FITTED SHOWER ROOM
- DRIVEWAY & GARAGE
- LOW MAINTENANCE GARDENS TO THE FRONT, SIDE & REAR
- FOX VALLEY SHOPPING CENTRE
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD & M1 MOTORWAY







#### OUTSIDE

The property has low maintenance gardens to the front, side and rear. Two driveways, with one leading to the detached brick built garage which has electric, lighting and storage in the roof space. Access down both sides of the property.

#### 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 Leasehold and the current owner is in the process of purchasing the Freehold.  
The property is currently Council Tax Band C.

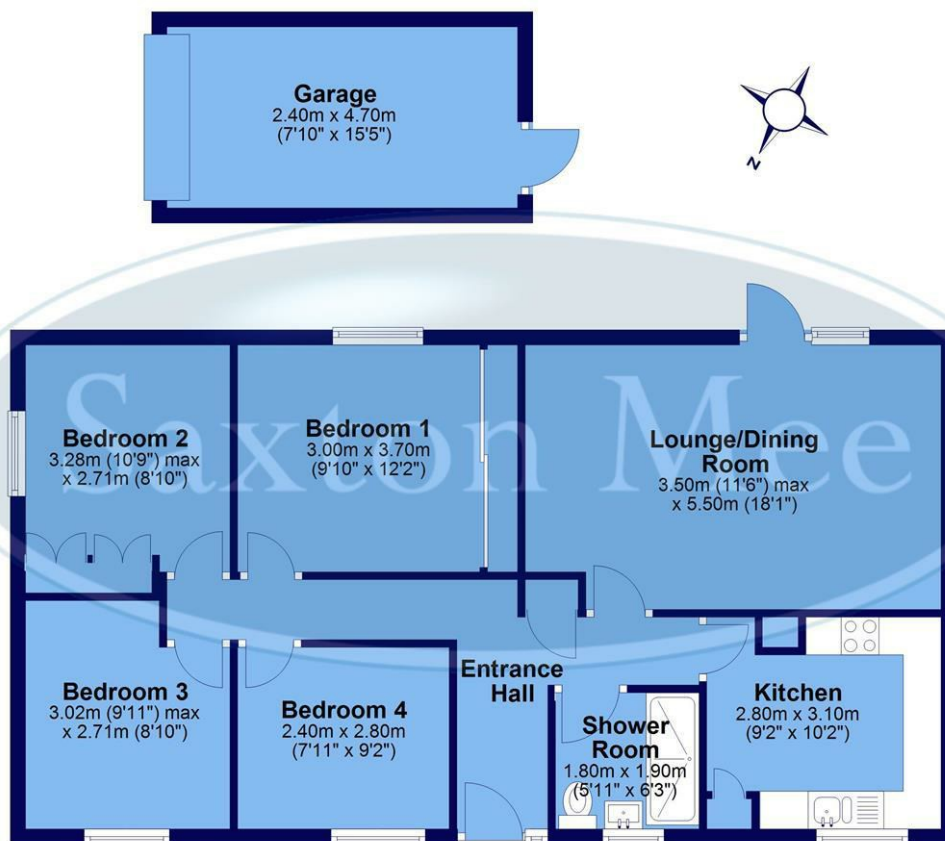
#### VALUER

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

Main area: approx. 77.5 sq. metres (834.7 sq. feet)  
Plus garages, approx. 11.3 sq. metres (121.2 sq. feet)



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Plus garages, approx. 11.3 sq. metres (121.2 sq. feet)

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

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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		70	85
EU Directive 2002/91/EC			