







5 Linley Bank Close

Woodhouse • Sheffield • S13 7SJ

Offers in the Region of £339,500

Designed by award winning AAD Architects, a fabulous 4 double bedroom detached new home in Woodhouse with a 10 year AHCI guarantee. The property is situated on an exclusive cul-de-sac of only 8 properties, offer generous and flexible accommodation and has been finished to an extremely high standard. Plots 1, 2, 3 & 4 have already completed. Number 5 is arranged over 3 levels briefly comprising of - Entrance hallway. W.C. Open plan living dining kitchen. Living room with Juliette balcony. 4 Bedrooms. Bathroom and 2 en-suite shower rooms. Garage with utility area and garden. Linley Bank Close is ideally placed for local schools, amenities, train station, links to Sheffield city centre and the M1 motorway networks and for nearby Crystal Peaks shopping centre, Drakehouse retail park and Rother Valley Country Park.





- Architect Design & 10 Year Guarantee (AHCI)
- Kitchen Supplied by Nobilia
- Integrated Appliances
- Carpets & Laminate Flooring
- Juliette Balcony With Infinity Glass
- Hive Two Zone Central Heating
- Garage With Utility Area
- Attractive Oak Internal Doors
- Lawned Gardens
- Freehold







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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