



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Dalby Croft, Penistone, Sheffield, S36 6ED

Offers Over £399,950

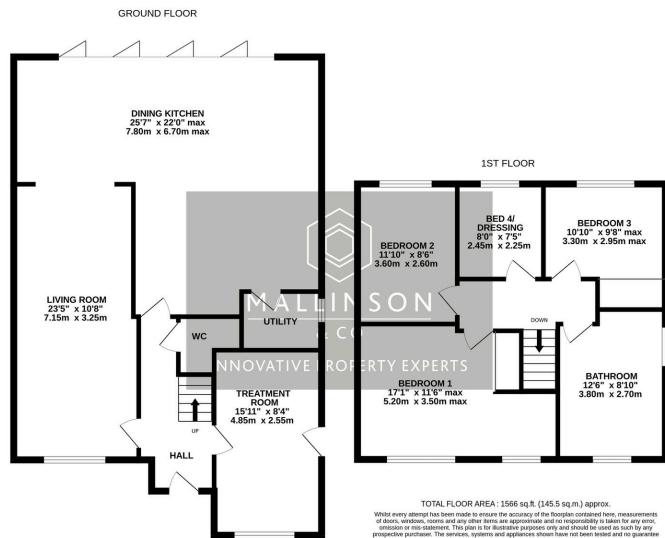
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- DETACHED FAMILY HOME
- 4 BEDROOMS
- SUPERB OPEN PLAN LIVING KITCHEN
- MULTIPLE RECEPTION ROOMS
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- LUXURIOUS 4 PIECE BATHROOM
- DRIVEWAY PROVIDING AMPLE OFF STREET PARKING
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



SIMPLY EXCEPTIONAL ... SITUATED ON A HIGHLY REGARDED DEVELOPMENT, THIS FOUR-BEDROOM DETACHED FAMILY HOME HAS BEEN SIGNIFICANTLY ENHANCED TO CREATE STYLISH, MODERN AND SPACIOUS ACCOMMODATION. A SUPERB SINGLE-STOREY REAR EXTENSION FORMS AN IMPRESSIVE OPEN-PLAN LIVING KITCHEN WITH BI-FOLDING DOORS, WHILE THE ORIGINAL GARAGE HAS BEEN CONVERTED INTO A VERSATILE TREATMENT ROOM IDEAL FOR HOME-WORKING OR FLEXIBLE USE. IMMACULATEDLY PRESENTED THROUGHOUT, THE PROPERTY OFFERS GENEROUS RECEPTION SPACES, A STUNNING RECONFIGURED HOUSE BATHROOM, LANDSCAPED GARDENS THAT BACK ONTO THE PARK, AND AMPLE OFF-ROAD PARKING. PERFECT FOR FAMILIES SEEKING HIGH-QUALITY CONTEMPORARY LIVING CLOSE TO PENISTONE'S AMENITIES, SCHOOLS AND TRANSPORT LINKS.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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