



## 11 Cubley Wood Way, Penistone, Penistone, S36 9AQ

Welcome to your dream home!

This amazing 4 bed detached home is an absolute must see. The location does not disappoint either, with amazing views, access to local amenities and schools, while being well positioned for countryside walks and the daily commute

Being tucked away in the corner of this stunning and sought after development is this beautiful home. The ground floor consists of two reception rooms, and open plan dining/kitchen, and downstairs WC.

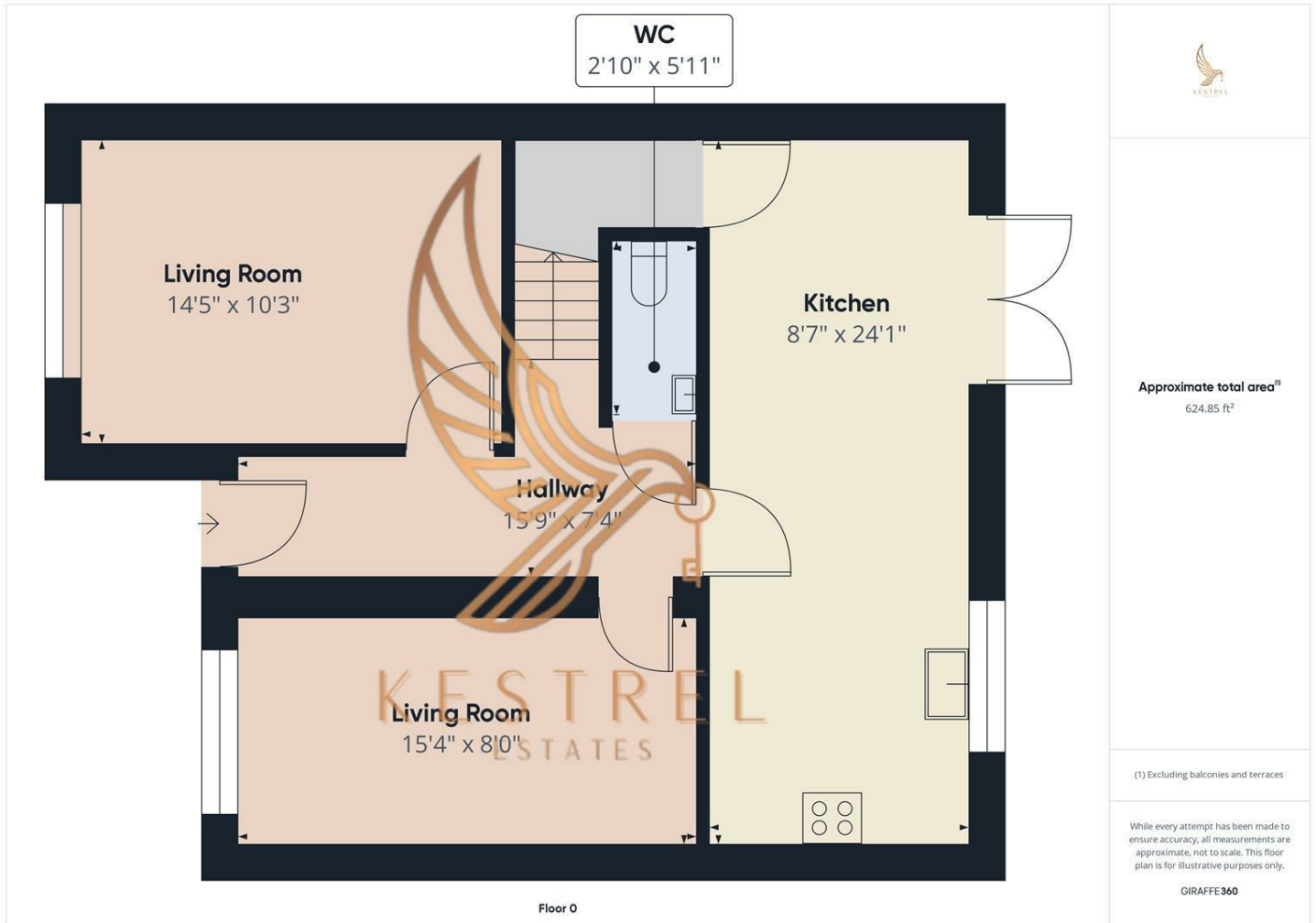
On the first floor you will find the master with en-suite, 3 further bedrooms (one that is currently used as an office), and a family bathroom.

Externally there is off road parking for two vehicles and a well maintained 2-tier enclosed rear garden, perfect for young children.

This home is ideal for either an established or growing family and must be viewed to truly appreciate the space on offer.

**£375,000**

- Stunning 4 Bed Detached
- Potential deposit contribution
- Off road parking and quiet corner position
- Close to local walks and amenities
- Must see
- Open plan kitchen diner
- 2 reception rooms
- Large 2 tier garden
- Views



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		