



## 42 Ivy Bank Close, Ingbirchworth, Sheffield, S36 7GT

Welcome to your dream home!

This incredible 5 bed detached home is an absolute must see. Tucked away in the corner of this highly sought after development is this beautiful home. The location does not disappoint either, with countryside walks, local pubs and a reservoir literally on your doorstep.

The ground floor consists of a reception room, a large open plan dining/kitchen, a utility room, a downstairs WC and an integral garage that can be accessed from the hallway.

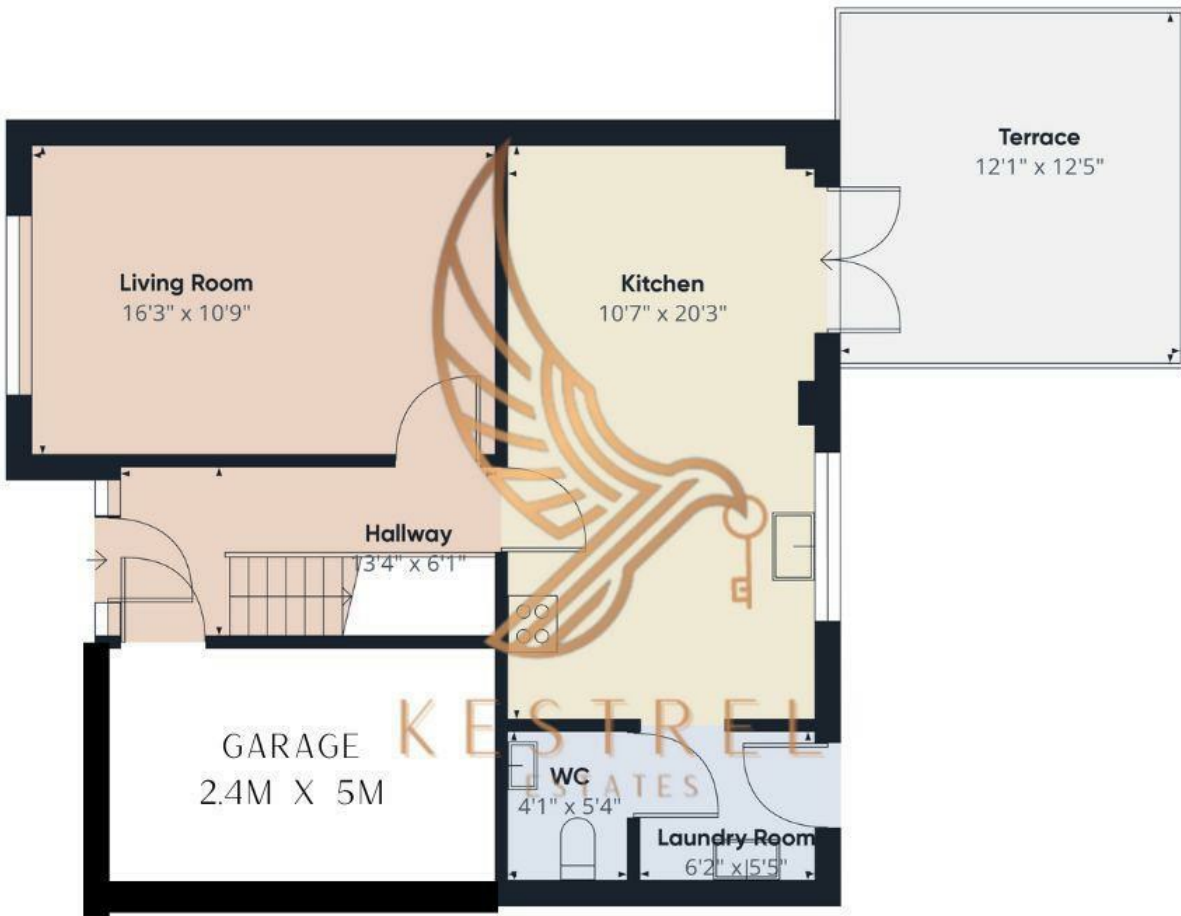
On the first floor you will find the master bedroom with en-suite, 2 further bedrooms, and a family bathroom complete with a spa / jacuzzi bath. The third floor has a further two bedrooms and additional bathroom.

Externally there is off road parking for three vehicles and a good sized 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.

- Stunning 5 bed detached house
- Quiet corner plot
- Close to local walks and reservoir
- Must see
- Open plan dining kitchen
- Good sized low maintenance garden
- Garage and parking for three vehicles

**£435,000**



Approximate total area<sup>1)</sup>  
544.4 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	