





15 Sawmill Court, Penistone, Sheffield, S36 6FA

£330,000

Tenure: Freehold

Property Type: Town House

Bedrooms: 4 | **Bathrooms:** 4

A beautifully presented four/five-bedroom luxury townhouse occupying an enviable position within the highly regarded Sawmill Court development, just a short walk from Penistone town centre. Arranged over four floors, this spacious and versatile home offers an extended breakfast kitchen with integrated appliances, spacious lounge, cosy snug and separate playroom. The impressive principal bedroom benefits from an en-suite and access to a stunning roof terrace with elevated views. The integral garage has been partially converted into a games room whilst retaining useful storage space. Further accommodation includes two additional double bedrooms, a dedicated home office, family bathroom, utility room and driveway parking for two vehicles. Ideally located close to excellent schools, local amenities, rail links and beautiful surrounding countryside.

Ground Floor

A composite entrance door opens into a spacious and welcoming reception hallway, immediately showcasing the generous proportions and versatility offered throughout the home.

The ground floor benefits from a practical utility room providing excellent laundry facilities together with additional storage and external access.

A stylish cloakroom fitted with a contemporary two-piece suite further enhances the practicality of the accommodation.

The original oversized integral garage has been thoughtfully reconfigured to create a superb games room, offering a fantastic additional reception space perfectly suited for family entertainment, a home gym, cinema room or hobbies. The remaining section continues to provide valuable garage and storage space, maintaining excellent practicality.



First Floor

The first floor forms the heart of the home, centred around the impressive breakfast kitchen which has been significantly enhanced by the current owners to create a larger-than-average living space unique within the development. Beautifully fitted with an extensive range of contemporary cabinetry, quality work surfaces and an excellent selection of integrated appliances, the kitchen provides exceptional space for both everyday family life and entertaining.

Adjoining the kitchen is a beautifully presented snug, creating a relaxed secondary reception room ideal for informal seating, reading or enjoying quieter moments away from the main living areas.

To the front of the property, the beautifully proportioned lounge enjoys excellent natural light and provides a comfortable yet elegant reception room centred around a contemporary feature fireplace.

Completing this floor is a further versatile reception room, currently utilised as a playroom, offering excellent flexibility for growing families and equally suited as a home office, hobbies room or fifth bedroom if required.





Second Floor
The second floor hosts two generous double bedrooms, a dedicated home office and the family bathroom, continuing the spacious and flexible accommodation offered throughout the property.

Bedroom Two benefits from its own contemporary en-suite shower room, creating an ideal guest suite or secondary principal bedroom.

The additional double bedroom offers generous proportions, whilst the fourth bedroom has been thoughtfully adapted to create a stylish home office, perfectly suited to modern hybrid working whilst easily capable of being reinstated as a bedroom should individual requirements dictate.

The family bathroom is finished with a stylish four-piece suite incorporating both a bath and separate walk-in shower, providing luxury and practicality for everyday family life.





Third Floor

Occupying the entire upper floor, the impressive principal suite provides a superb private retreat. The generous double bedroom enjoys excellent proportions together with useful eaves storage and a contemporary en-suite shower room.

A particular highlight of the property is the superb roof terrace, accessed directly from the landing, providing a wonderful outdoor seating area enjoying attractive elevated views across Penistone and the surrounding countryside. Perfectly suited for morning coffee or evening entertaining, this unique feature further enhances the property's appeal.

Externally

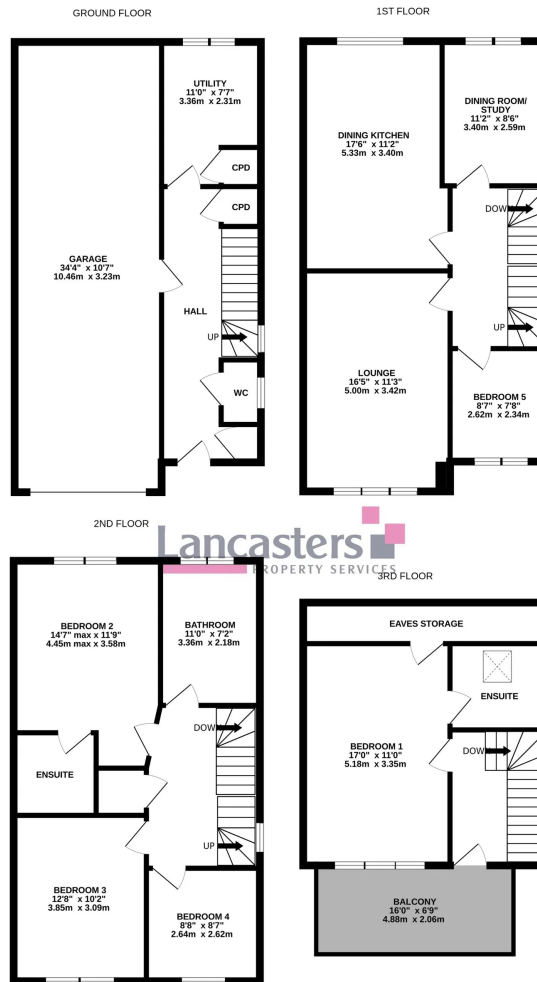
To the front of the property is a block-paved driveway providing off-road parking for two vehicles.

The impressive roof terrace offers a unique outdoor entertaining space, while the property's position within this exclusive development places it only moments from the excellent amenities of Penistone town centre.

The remaining section of the integral garage provides valuable storage space alongside the converted games room, offering an excellent balance of practicality and additional family living accommodation.



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