



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Old Mill Lane, Thurgoland, Sheffield, S35 7AG

Offers Over £575,000

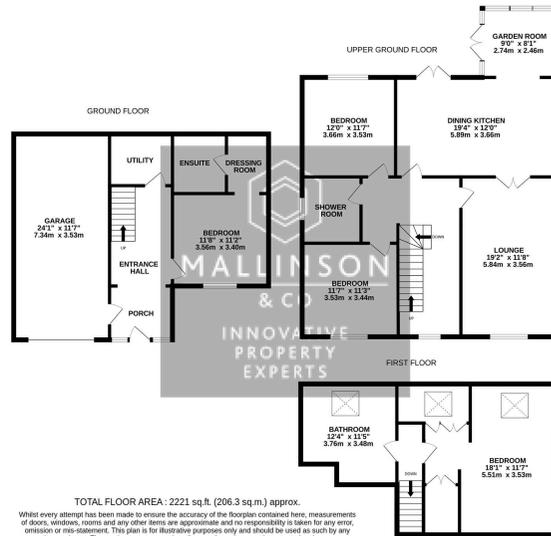
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- DETACHED
- SET OVER 3 FLOORS
- CONTEMPORARY LIVING KITCHEN
- BATHROOM & 2 EN SUITES
- GARAGE & DRIVEWAY
- 4 BEDROOMS
- POTENTIAL ANNEX ACCOMMODATION
- LOUNGE & GARDEN ROOM
- LANDSCAPED GARDENS TO FRONT & REAR
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



ELEVATED LIVING, DESIGNED FOR FLEXIBILITY ... POSITIONED WITHIN THE EVER-DESIRABLE VILLAGE OF THURGOLAND, THIS DECEPTIVELY SPACIOUS AND THOUGHTFULLY CONFIGURED FOUR BEDROOM DETACHED HOME DELIVERS VERSATILE ACCOMMODATION ACROSS MULTIPLE LEVELS, PERFECTLY SUITED TO MODERN FAMILY LIVING. BLENDING CONTEMPORARY FINISHES WITH FLEXIBLE SPACES, THE PROPERTY OFFERS THE RARE ADVANTAGE OF ANNEX-STYLE LIVING, EXPANSIVE OPEN-PLAN DESIGN AND BEAUTIFULLY LANDSCAPED GARDENS, ALL SET WITHIN A PRIVATE AND WELL-PROPORTIONED PLOT.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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