



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Cubley Wood Close, Sheffield, S36 9AP

Offers Over £339,950

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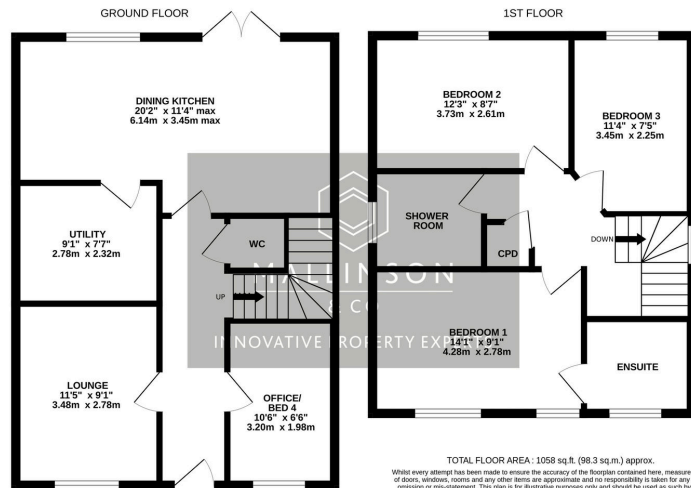
- DETACHED
- STUNNING OPEN PLAN KITCHEN DINER & UTILITY
- EN SUITE TO BEDROOM 1
- HIGH SPECIFICATION FIXTURES & FITTINGS THROUGHOUT
- DRIVEWAY PROVIDING OFF STREET PARKING
- 3 / 4 BEDROOMS
- 2 RECEPTION ROOMS
- NEWLY FITTED BATHROOM
- LANDSCAPED GARDEN
- CLOSE TO AMENITIES, SCHOOLING, TRANSPORT LINKS & OPEN COUNTRYSIDE



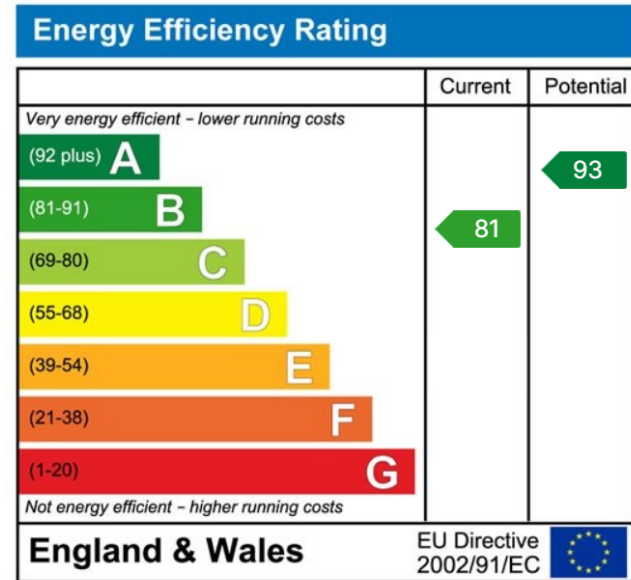
SIMPLY STUNNING SITUATED WITHIN WALKING DISTANCE OF PENISTONE TOWN CENTRE IS THIS BEAUTIFULLY PRESENTED, 3-4 BEDROOM DETACHED FAMILY HOME, WHICH HAS BEEN RECONFIGURED AND LOVINGLY REFURBISHED BY THE CURRENT VENDORS TO AN EXCEPTIONAL STANDARD. THE PROPERTY FEATURES AN OPEN PLAN DINING KITCHEN WITH SEPARATE UTILITY AND FRENCH DOORS OPENING TO THE BEAUTIFULLY LANDSCAPED SOUTH WESTERLY FACING ENCLOSED GARDEN, AS WELL AS BOASTING TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, ONE WITH EN SUITE, A NEWLY FITTED CONTEMPORARY HOUSE BATHROOM, DOWNSTAIRS W.C. AND HIGH-TECH FINISHES INCLUDING NEST HEATING SYSTEM AND ALEXA VOICE ACTIVATED LIGHTING AND BLUETOOTH THROUGHOUT, PERFECT FOR MODERN DAY LIVING. POSITIONED WITHIN EASY ACCESS TO OPEN COUNTRYSIDE WALKS, LOCAL NURSERIES, SCHOOLS

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TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT