



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Ivy Bank Close, Penistone, Sheffield, S36 7GT

Guide Price £499,500

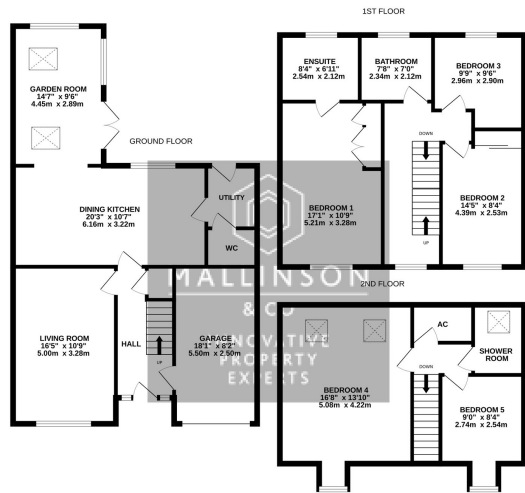
🛏 5 🚿 4 🚗 2



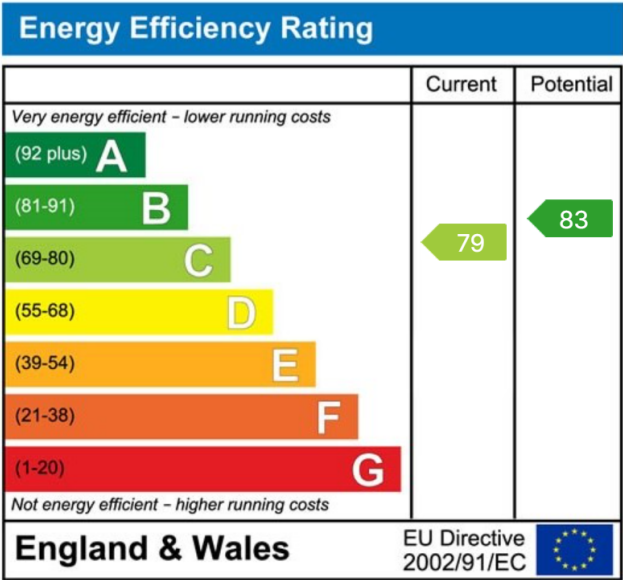
- IMPRESSIVE FIVE-BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- TWO FAMILY BATHROOMS
- INTEGRAL GARAGE & AN EV CHARGING POINT
- ENCLOSED SOUTH WEST FACING REAR GARDEN
- OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- PRINCIPAL BEDROOM WITH EN-SUITE
- FLEXIBLE FIFTH BEDROOM/OFFICE
- OFF-STREET PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



AN OUTSTANDING FAMILY HOME! ...OFFERING EXCEPTIONALLY VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, THIS IMPRESSIVE FIVE-BEDROOM DETACHED PROPERTY PROVIDES AN ABUNDANCE OF SPACE FOR MODERN FAMILY LIVING. FEATURING AN EXTENDED OPEN-PLAN KITCHEN, DINING AND LIVING AREA, TWO RECEPTION ROOMS, UTILITY, DOWNSTAIRS WC, INTEGRAL GARAGE AND TWO BATHROOMS PLUS AN EN-SUITE, THE PROPERTY OFFERS EXCELLENT FLEXIBILITY FOR A GROWING FAMILY. EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING FOR MULTIPLE VEHICLES, AN EV CHARGER, INTEGRAL GARAGE AND AN ENCLOSED REAR GARDEN WITH PATIO AND LAWNED AREAS. LOCATED WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS. EARLY VIEWING IS RECOMMENDED.



TOTAL FLOOR AREA: 1869 sq.ft. (173.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any mis-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 operability or efficiency can be given.  
 Made with Metropac C2020



INNOVATIVE  
PROPERTY  
EXPERTS

**Mallinson & Co**

Office: 01226 414 150  
 Email: [ben@mallinsonandco.co.uk](mailto:ben@mallinsonandco.co.uk)  
 Web: [www.mallinsonandco.co.uk](http://www.mallinsonandco.co.uk)  
 Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT