



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Roper Lane, Thurgoland, Sheffield, S35 7AA

Offers Over £750,000

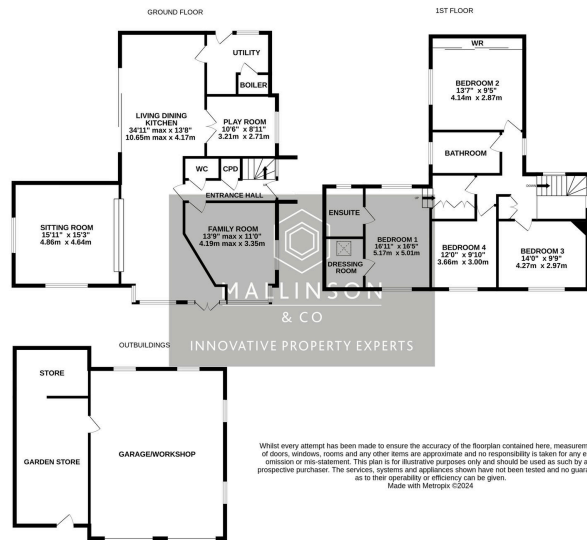
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- DETACHED
- 4 BEDROOMS
- BESPOKE FIXTURE & FINISH THROUGHOUT
- STUNNING OPEN PLAN LIVING KITCHEN
- EN SUITE & DRESSING ROOM TO BEDROOM 1
- PRIVATELY ENCLOSED GARDENS TO 3 ELEVATIONS
- DOUBLE GARAGE & WORKSHOP
- LARGE SECLUDED PLOT
- PANORAMIC VIEWS OVER OPEN COUNTRYSIDE
- SOUGHT AFTER VILLAGE LOCATION



SIMPLY STUNNING ... NESTLED WITHIN A PRIVATE, SECLUDED PLOT IS THIS TRULY OUTSTANDING AND CONTEMPORARY DESIGNED DETACHED HOME, OFFERING A WEALTH OF ACCOMMODATION WITH A BESPOKE FIXTURE AND FINISH THROUGHOUT, FEATURING A FANTASTIC OPEN PLAN LIVING KITCHEN, DETACHED DOUBLE GARAGE AND WORKSHOP, AMPLE OFF STREET PARKING, GARDENS TO THREE ELEVATIONS AND PANORAMIC VIEWS OVER OPEN COUNTRYSIDE.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(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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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