



Coppice Close Stocksbridge Sheffield S36 1LS
Price £228,100

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**** HELP TO BUY **** All Berkeley DeVeer homes are built to a high standard with quality fittings and benefiting from an energy efficient central heating system, uPVC double glazing, high quality white internal doors and off road parking. Denton Grange is a charming collection of three and four bedroom new homes in a superb location. The Oakwood is a three bedroom/two bathroom semi detached property and briefly consists: downstairs comprises a spacious lounge to the front and an open-plan kitchen and dining area to the rear. The room features a modern fitted kitchen and family dining area that opens out to the garden through patio doors. The first floor of the property boasts a house bathroom, a single bedroom and two double bedrooms, one with ensuite and a dressing area.

- 10 Year Premier Guarantee
- Berkeley DeVeer 2 Year Warranty
- Lobby & Downstairs WC
- Ensuite & Dressing Area to Bedroom 1
- Open Plan Kitchen/Diner
- Integrated Garage
- Paved Patio





LOCATION

Denton Grange is located in the small town of Stocksbridge, nestled at the edge of the Peak District National Park, an area of outstanding natural beauty. Just 10 miles from Sheffield City Centre so you can enjoy the best of both worlds. Stocksbridge Secondary, Infant and Junior Schools. Penistone Grammar School. An array of local amenities including Supermarkets, Doctors, Dentists, Post Office, Butchers, Greengrocers and Fox Valley Shopping Centre.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

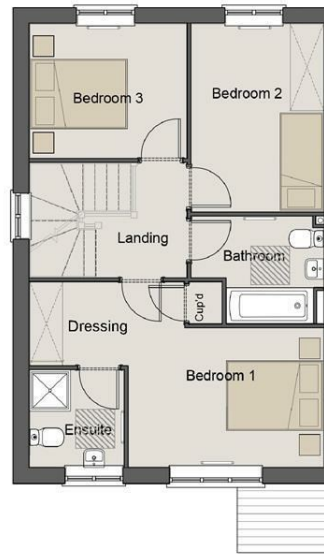


Berkeley DeVeer
EXCEPTIONAL LIVING



Ground Floor

Lobby	1.24m x 1.34m	4'5" x 3'11"
Lounge	3.09m x 4.73m	10'2" x 15'6"
WC	2.00m x 1.04m	6'7" x 3'5"
Kitchen	2.96m x 2.60m	9'9" x 8'6"
Dining	2.74m x 2.60m	8'11" x 8'6"
Garage	2.41m x 4.77m	7'11" x 15'8"



First Floor

Bedroom 1	2.69m x 3.78m	8'9" x 12'5"
Dressing	1.91m x 1.61m	6'3" x 5'3"
En-suite	1.82m x 1.88m	5'11" x 6'2"
Bathroom	2.56m x 2.08m	8'5" x 6'10"
Bedroom 2	2.56m x 3.63m	8'4" x 11'11"
Bedroom 3	3.04m x 2.60m	9'11" x 8'6"

**Crookes
Hillsborough
Stocksbridge**

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	