



we are
morfittsmith

Rosemead,
Ingbirchworth,
Penistone,
Sheffield,
S36 7GQ



In the peaceful community of Ingbirchworth you will find this delightful family home: Rosemead.

A modern 4-bed semi-detached that boasts a charming balance of cottage and town house vibes.







Time to explore.

Ingbirchworth is a wonderful little commuter village north of Penistone.

Its prime positioning on Penistone Road makes it a dream to get into Sheffield, Huddersfield, or travel into the majestic peaks. It is bordered by three stunning reservoirs including its own Ingbirchworth reservoir with a glorious picnic site. The village has its own charming handful of local dining options if you want to stay closer to home too.

Rosemead has a private access road to the rear with its own double driveway and garage making it a breeze for commuters. It is wrapped down one side with a long deck and leads to a cute front garden, prime for a flowerbed, or a lawn to complete the atmosphere.





Step inside your new home.

Rosemead combines the modern townhouse layout with a locale and a styling that helps it to feel like a country cottage.

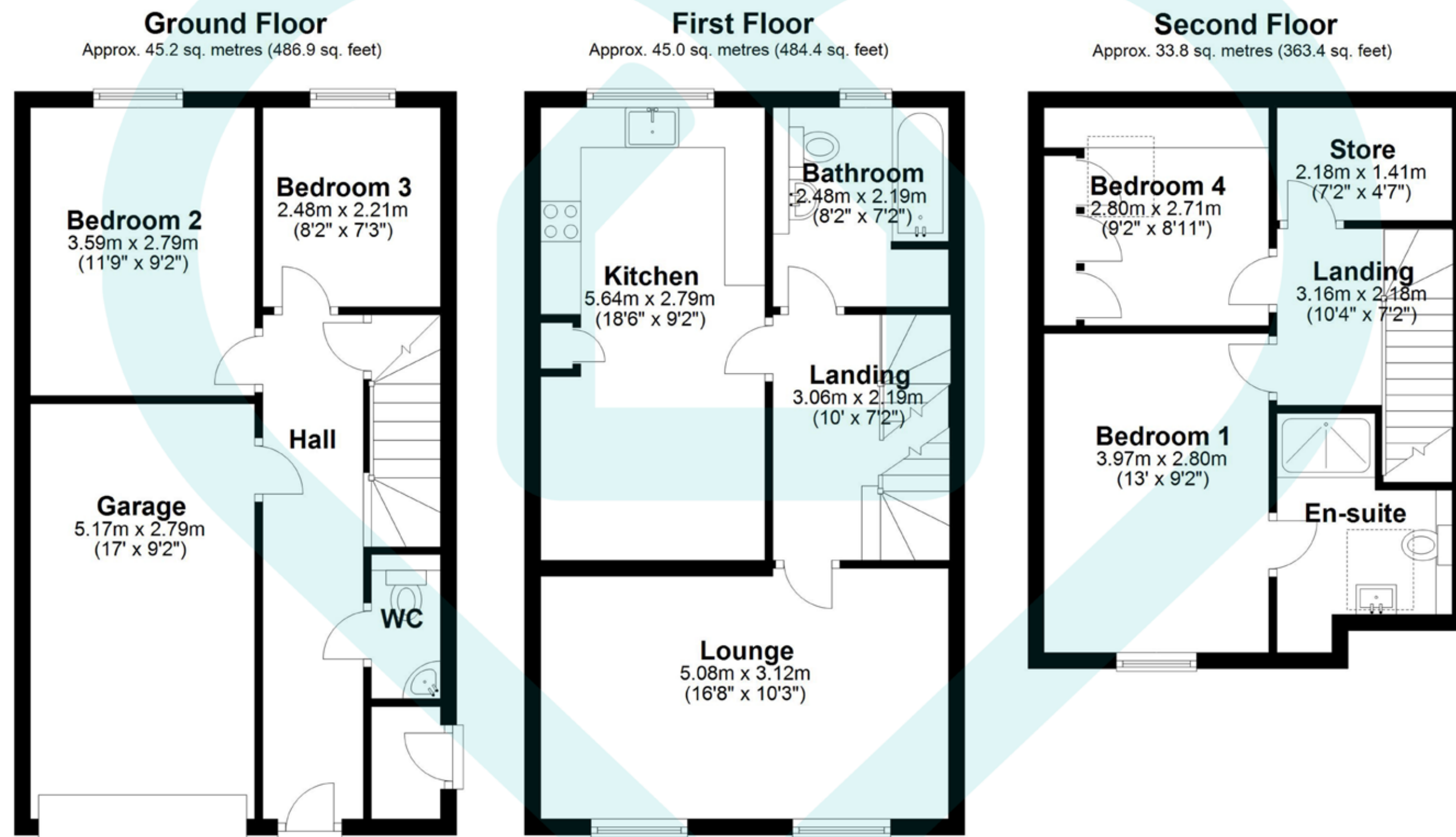
On the ground floor is the garage, downstairs WC, exterior storage and two bedrooms. The ground floor bedrooms would also be ideal as a private snug, home offices, or hobby space, both enjoying views over the road to the fields beyond.

The first floor is where the magic happens with a stunning kitchen/diner that really brings the cottage feel to this otherwise very modern home. It is balanced by the full width living room with ample space to relax and entertain guests, as well as the family bathroom.

The top floor boasts two of the best bedrooms. To the front there is the main bedroom with its own en suite shower room and to the rear is a smart single with fitted storage that would make it perfect as a dressing room. With even more fitted storage on top of this, you could really separate out this level as a luxurious and private main bedroom floor.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	45 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



MorfittSmith Estate & Letting Agent



morfittsmith



sales | lettings | new homes
