



42 Ivy Bank Close, Ingbirchworth, Sheffield, S36 7GT  
Price guide £350,000 to £360,000



## 42 Ivy Bank Close

Ingbirchworth

**Price guide £350,000 to £360,000**

PRICE GUIDE £350,000-£360,000 Situated at the end of this quiet cul de sac is this stone built, five bedroom, three bathroom family home benefiting from off road parking, fully enclosed rear garden, uPVC double glazing and gas central heating. The deceptively spacious accommodation set over three levels briefly comprises: entrance hall with under stair storage cupboard, attractive laminate flooring throughout the ground floor. Access into the integral garage. Well presented lounge. Good size open plan modern and contemporary dining kitchen, the kitchen having a range of wall, base and drawer units, integrated appliances including fridge, freezer, dishwasher, double electric oven, five gas ring hob with extractor hood above. Utility with matching wall and base units, housing and plumbing for a washing machine and a rear entrance door. Downstairs WC.

- SOUTH FACING REAR GARDEN
- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- SPACIOUS AND WELL PRESENTED ACCOMMODATION
- AMPLE OFF ROAD PARKING



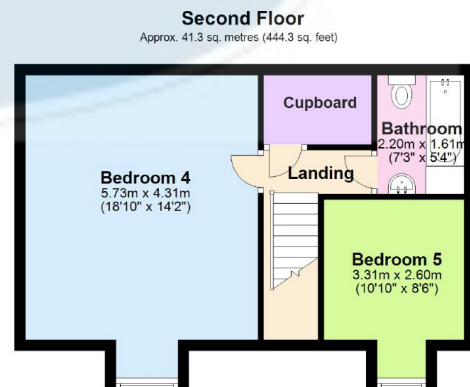
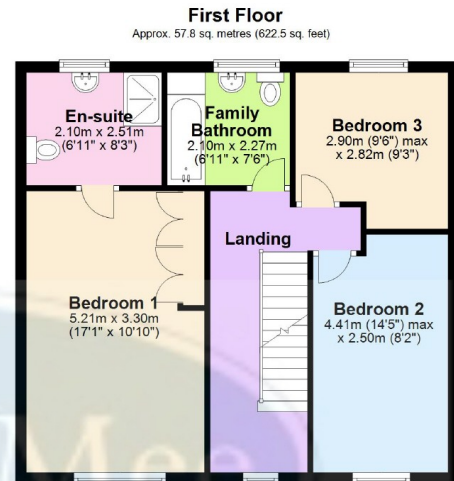
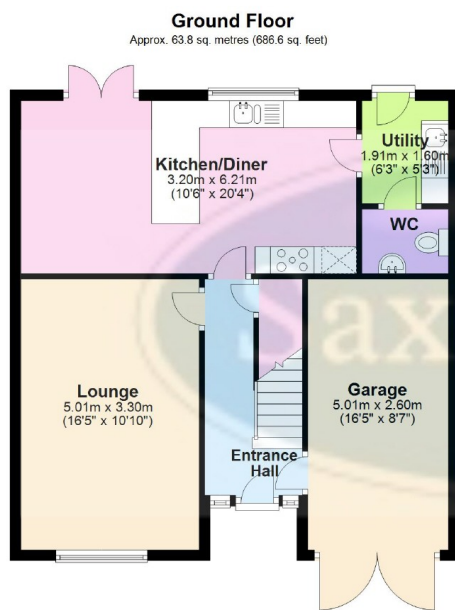




First floor: excellent size master bedroom benefiting from fitted wardrobes and a dressing area and en suite shower room with double shower cubicle, WC and wash basin. Two further generously proportioned bedrooms. Family bathroom in addition. Second floor: the fourth bedroom is a very generously proportioned double room. Useful storage cupboard. Bedroom five is an ideal home office space. Further bathroom with bath, WC and wash basin.

Outside: a driveway providing ample off road parking. Gated access down the side of the property leads to the fully enclosed rear garden which includes a large gravelled area, wooden decked seating, barked area with apple tree and an artificial lawn play area. Greenhouse. Large garden shed. Garage with up and over door, electric and lighting.

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.



Total area: approx. 162.9 sq. metres (1753.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	80
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(10-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		78	79
England & Wales			