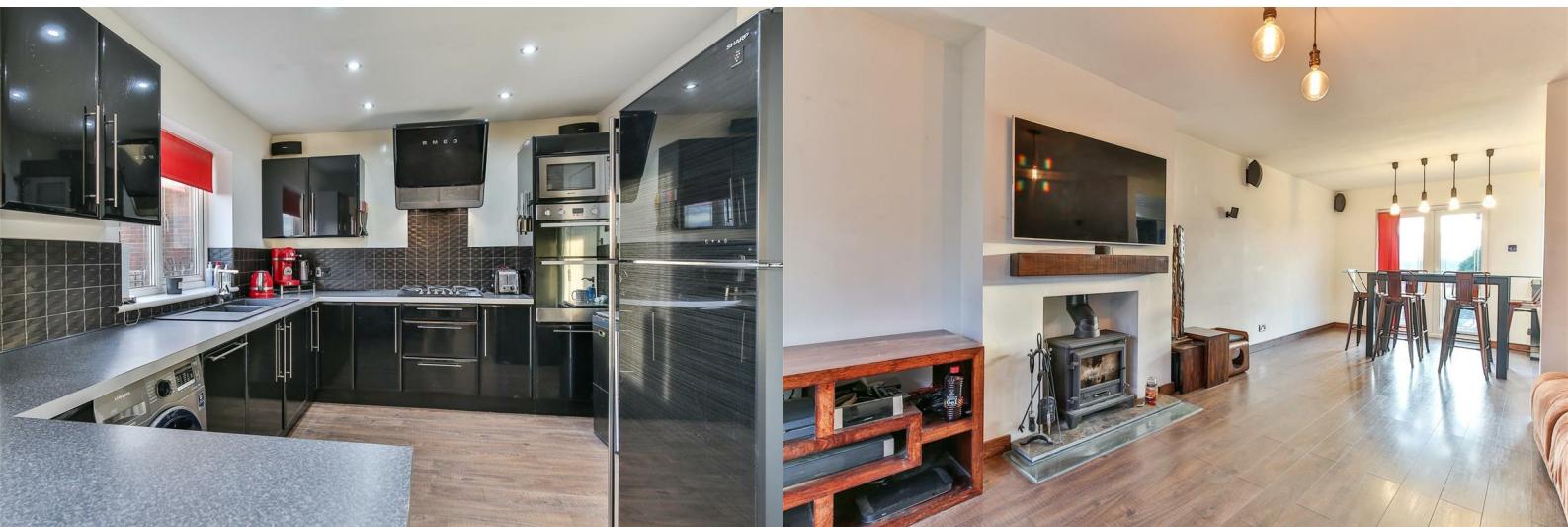




285a New Road
Maplewell, Barnsley, S75 6EP

Offers In The Region Of £250,000



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INTRODUCTION

Presenting to the market this stylish semi detached property in the popular residential area of Maplewell with panoramic views to the rear. The property is essentially an open plan design and may be utilised to fulfill a raft of differing family requirements, offering a lounge, dining kitchen, four bedrooms, bath and shower rooms. Integral garage and sun terrace dressed in 'Astro Turf', a decked area with sunken hot tub and summer house. The property is ideal for the business commuter just minutes' drive junction 38 M1 motorway as well as being ideally positioned for local schools and nearby amenities.

ENTRANCE HALL

Welcomed into the property via the composite entrance door leading to the hallway with wooden flooring, stairs rising to the first floor, under stairs storage cupboard, wall mounted radiator and access to the open plan rooms on the ground floor.

LOUNGE

10'2" x 9'6" (3.1 x 2.9)

A light and well proportioned front facing room with wooden flooring throughout, log burner, wall mounted T.V. and BOSE surround sound system.

KITCHEN

16'4" x 10'9" (5.0 x 3.3)

There is open plan access from the lounge with French doors to the rear overlooking the terrace. Wood flooring highlighted by LED mood lighting, a comprehensive range of base and wall units in black high gloss finish with concealed lighting, white sparkling work surfaces with complimentary tiles and inset kitchen sink with steel mixer tap. SMEG five plate gas hob with matching remote-control chimney hood over, double oven, inset, integrated dishwasher and built in microwave oven.

DINING ROOM

10'9" x 9'2" (3.3 x 2.8)

Open plan access from the lounge and kitchen,

modern lighting, point for wall mounted T.V. and french doors open out to an expansive garden with delightful rooftop views.

DOWNSTAIRS WC

The ground floor WC offers a low flush WC, vanity hand wash basin, wall mounted radiator and extractor fan.

INTEGRATED GARAGE

10'2" x 9'6" (3.1 x 2.9)

Leading from the kitchen and including an electric up-over door, light power and cold water tap and combination boiler.

LANDING

The landing offers fitted carpets and access the first floor.

MASTER BEDROOM

17'8" x 9'6" (5.4 x 2.9)

A carpeted double bedroom with ample room for furniture, fitted carpets, down lighting, wall mounted radiator elevated double glazed windows to the front elevation.

EN-SUITE SHOWER ROOM

5'2" x 3'11" (1.6 x 1.2)

Leading from the master bedroom and comprising of a three piece modern white suite closed couple WC, vanity wash hand basin with waterfall tap and toiletry drawers beneath, enclosed shower cubicle with mains fed mixer shower, inset spotlights, wall mounted towel warmer, extractor fan and elevated double glazed window.

BATHROOM

11'1" x 3'11" (3.4 x 1.2)

The fully tiled house bathroom features a three piece modern suite comprising, low level flush WC, wash hand basin, panel bath with chrome mixer tap and mounted chrome towel warmer.

BEDROOM TWO

10'9" x 9'2" (3.3 x 2.8)

Double room to rear giving spectacular views to the distance and the rear garden. Fitted wardrobes, points for wall mounted T.V.'s, wall mounted radiator and elevated double glazed window.

The Property Shop, 62 Old Mill Lane

Barnsley, S71 1PJ

01226 771 333

www.psbarndsley@co.uk

BEDROOM THREE

12'5" x 9'2" (3.8 x 2.8)

The third double room to the front includes fitted carpets wall mounted radiator and elevated double glazed window.

BEDROOM FOUR

7'2" x 6'10" (2.2 x 2.1)

Single room to the front includes fitted carpets wall mounted radiator and elevated double glazed window.

EXTERNALLY

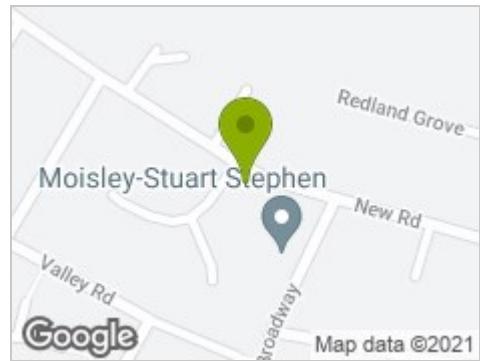
To the front of the property offers a block paved driveway with parking for multiple vehicles. The rear features a large enclosed garden, a decked seated area with hot tub sunken into the deck, large summer house, balustrade with glass panels and an easy care 'Astro Turf' surface.

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.



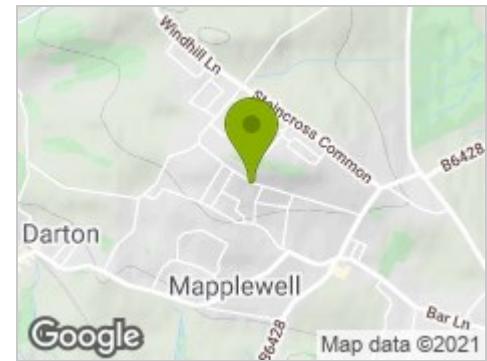
Road Map



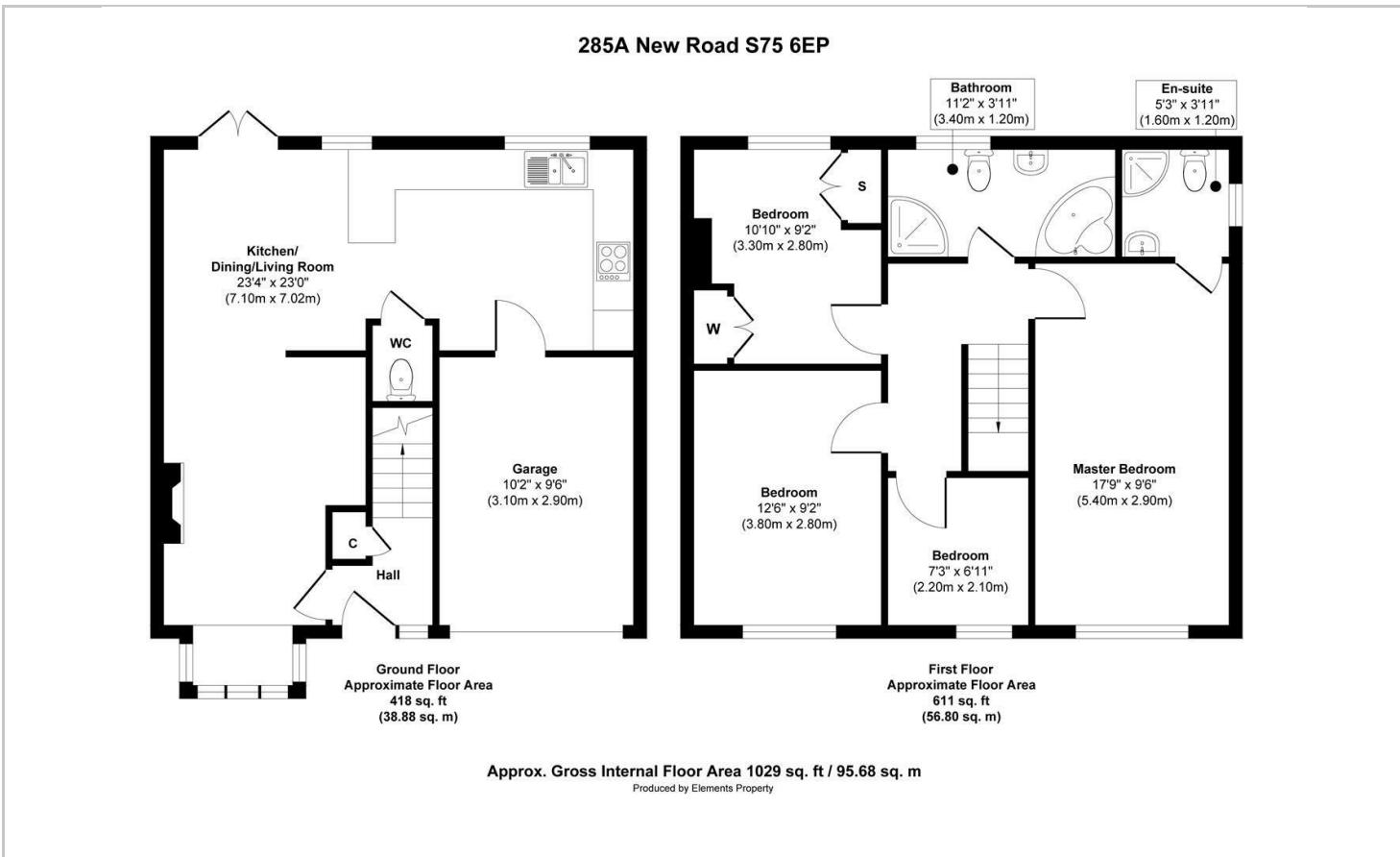
Hybrid Map



Terrain Map



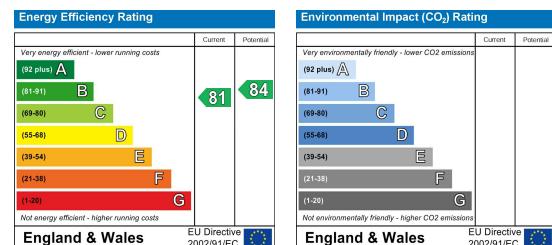
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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