

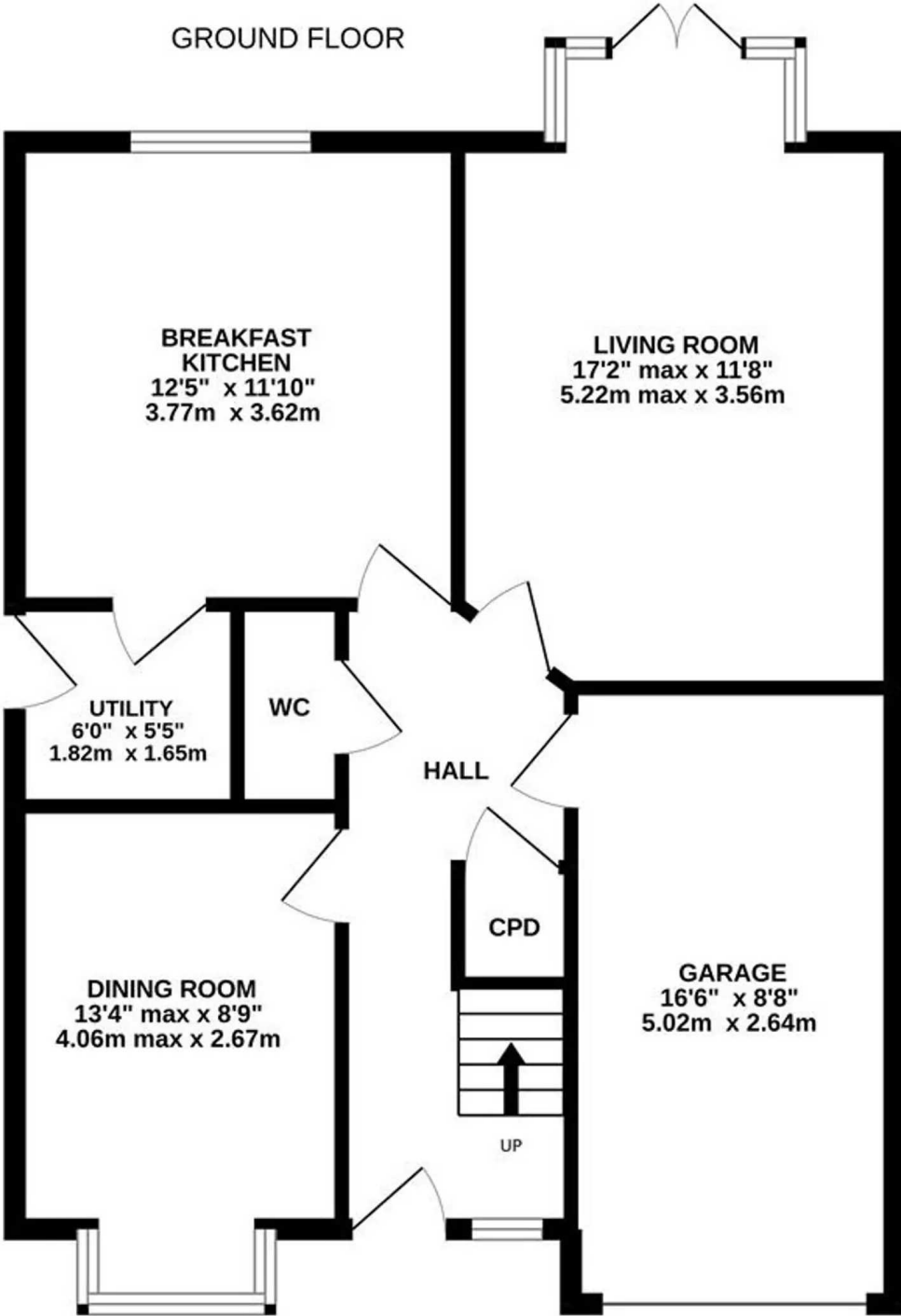


**Long Cliffe Close, Shafton, Barnsley, S72 8WJ**

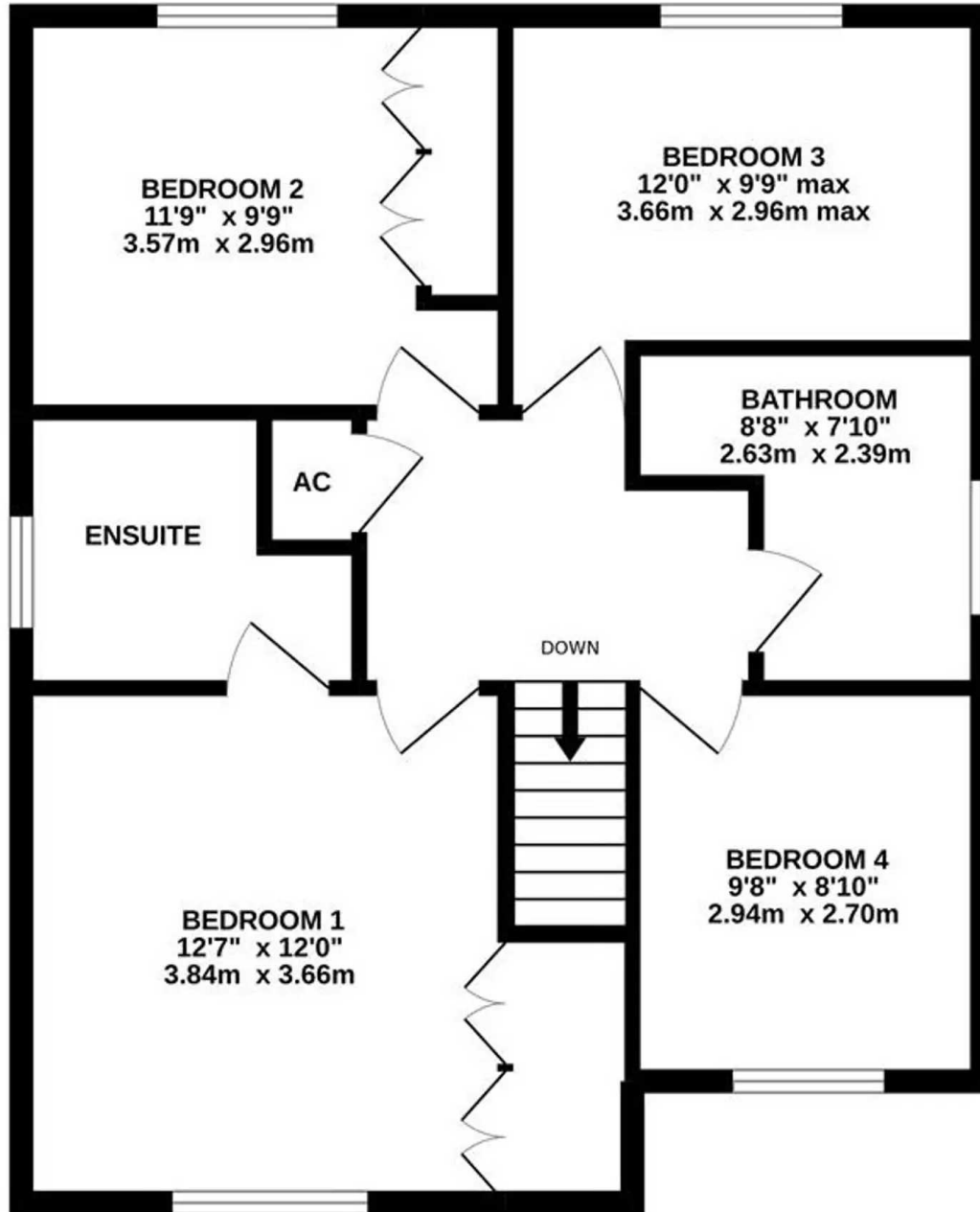
Barnsley

**OFFERS AROUND £300,000**

GROUND FLOOR



1ST FLOOR





## Long Cliffe Close

Shafton, Barnsley

LOCATED IN THIS QUIET CUL-DE-SAC LOCATION ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT WE OFFER TO THE MARKET THIS WELL PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERING ACCOMMODATION ACROSS TWO STORIES' AS FOLLOWS. To ground floor, entrance hallway, downstairs w.c, dining kitchen, utility, living room and dining room. to the first floor there are four bedrooms including master with en-suite shower room and family bathroom. outside there is off street parking to front leading to integral garage and enclosed garden to rear with summer house. interest in this property is expected to be high we recommend an early viewing.

EPC Energy Efficiency Rating: C

- DINING ROOM
- WELL PRESENTED
- MASTER WITH EN-SUITE
- MUST BE VIEWED
- INTEGRAL GARAGE
- DETACHED FAMILY HOME
- SPACIOUS
- OFF STREET PARKING
- FOUR BEDROOMS
- LIVING ROOM





### **ENTRANCE HALLWAY**

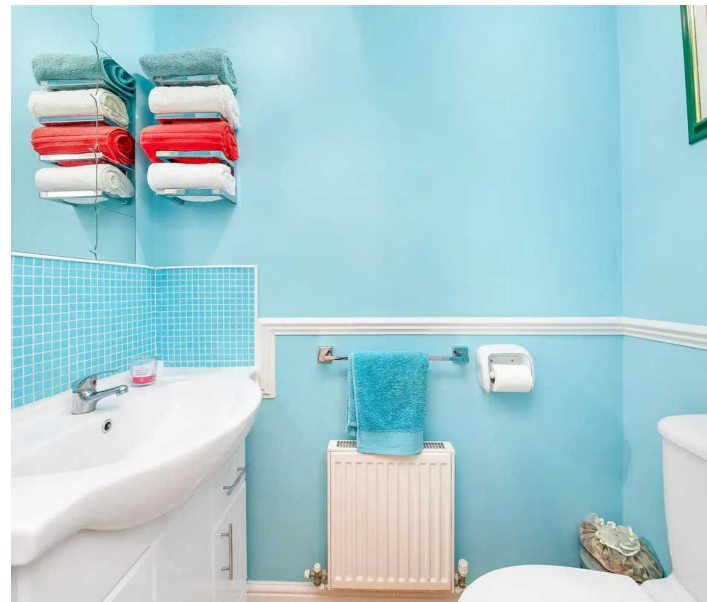
Entrance gained via composite and decoratively glazed door with obscure glazed side panel into entrance hallway, with two ceiling lights, coving to the ceiling, wood effect laminate flooring, central heating radiator and staircase rising to first floor with useful storage cupboard underneath. Here we gain access to the following rooms.

### **DOWNSTAIRS W.C**

Comprising of a two-piece white suite in the form of; Close couple W.C, basin sat within vanity unit with chrome mixer tap over, ceiling light, dado rail, central heating radiator and a continuation of the wood effect flooring.

### **DINING KITCHEN**

With room for a dining table and chairs the kitchen has a range of wall and base units in a wood effect shaker style with laminate worktops, tiled splashbacks, and tiled floor. Having integrated appliances in the form of; double oven, four burner gas hob with extractor fan over, built in dishwasher and one and half bowl ceramic sink with chrome mixer tap over. There is a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear. A door then opens through to the utility.



## UTILITY

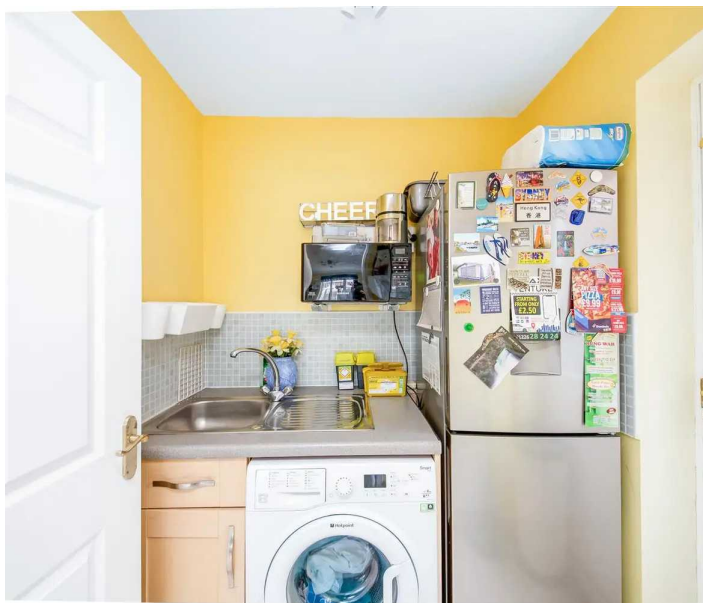
With base units in a wood effect with laminate worktop, plumbing for a washing machine, space for a free-standing fridge freezer, ceiling light, central heating radiator, extractor fan and a continuation of the tiled floor and composite and obscure glazed door to side.

## LIVING ROOM

A well-proportioned principal reception space positioned to the rear of the home with uPVC double glazed bay window to rear with French doors. The main focal point of the room being a coal effect gas fire set within ornate surround, there is a ceiling light, coving to the ceiling and central heating radiator.

## DINING ROOM

An excellently proportioned further reception space offering a high degree of flexibility as a formal dining space or indeed a work from home office. There is a ceiling light, coving to the ceiling, uPVC double glazed bay window to front and central heating radiator.



## FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with inset ceiling spotlights, central heating radiator, access to loft via a hatch and an airing cupboard houses the hot water tank and provides storage. Here we gain access to the following rooms.

## BEDROOM ONE

A double bedroom with fitted wardrobes, inset ceiling spotlights, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

## EN-SUITE SHOWER ROOM

An updated shower room comprising a three-piece white suite in the form of; Close couple W.C, basin sat within vanity unit with chrome mixer tap over, walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, part tiling to walls, shaver socket, towel rail / radiator and obscure uPVC double glazed window to side.



## BEDROOM TWO

A further double bedroom again with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

## BEDROOM THREE

Currently used as a study this rear facing bedroom has ceiling light, central heating radiator and uPVC double glazed window.

## BEDROOM FOUR

A well sized fourth bedroom with ceiling light, central heating radiator and uPVC double glazed window to front.

## HOUSE BATHROOM

Comprising a four-piece white suite in the form of; Close couple W.C, basin sat within vanity unit with chrome mixer tap over, bath with chrome taps and shower enclosure with mains fed mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to walls, central heating radiator and obscure uPVC double glazed window to side.





## OUTSIDE

To the front of the home is a tarmacked driveway providing off street parking, block paved path and gravel beds with various shrubs. The driveway leads to integral garage with up and over door, power and lighting and here we find the boiler. To the rear of the home is a lovely, enclosed garden separated into many different areas with side patio seating area with pizza oven, blow away box edging, there is a lawned garden space with seating area. Beyond which is a low maintenance artificial grassed space giving access to summer house which is currently used as a bar. The garden is fully enclosed with perimeter fencing, hedging and various shrubs and plants.





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