

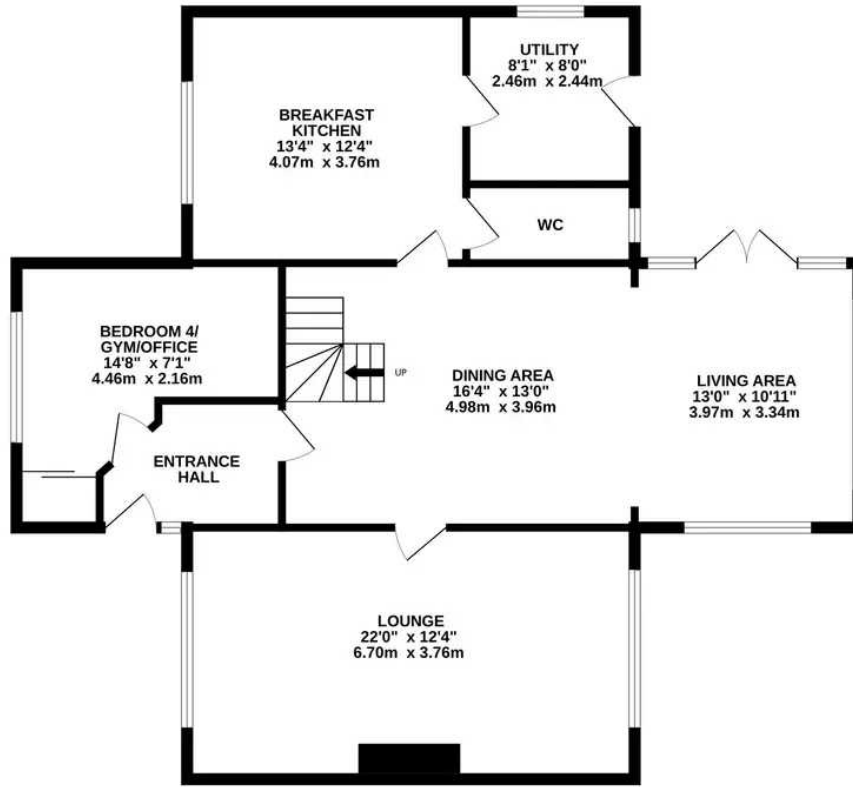


## Stonecroft Court, Silkstone Common

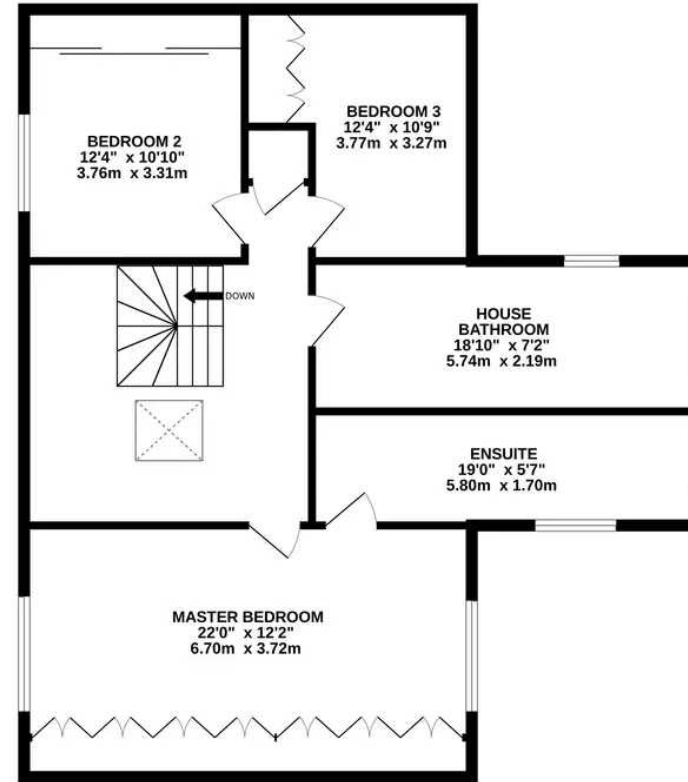
Barnsley

Offers Over **£525,000**

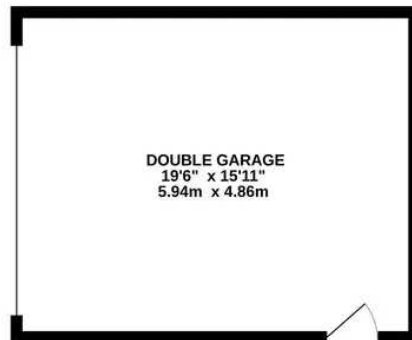
GROUND FLOOR



1ST FLOOR



GARAGE



STONECROFT COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Stonecroft Court

Silkstone Common, Barnsley

LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC CLOSE TO THE CENTRE OF SILKSTONE COMMON WITH ACCESS TO THE TRAIN STATION AND EXCELLENT LOCAL SCHOOLING LINKS, WE OFFER TO THE MARKET THIS SIMPLY STUNNING THREE/FOUR BEDROOM DETACHED FAMILY HOME, OFFERING SUPERB QUALITY FIXTURES AND FITTINGS THROUGHOUT WITHIN THIS SPACIOUS AND VERSATILE FAMILY HOME. THIS EXECUTIVE HOME OFFERS A WEALTH OF FLEXIBLE ACCOMMODATION WITH AN ABUNDANCE OF RECEPTION SPACE FINISHED TO A FANTASTIC STANDARD THROUGHOUT. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, breakfast kitchen with integrated appliances, utility, downstairs W.C., dining area, living area, lounge and bedroom four/gym. To the first floor, there is a spacious landing with space for a study area if so desired, three double bedrooms including the impressive master suite with excellent en-suite and impressive family bathroom, complete with a six piece sanitary ware suite. Outside, there is a lawned garden to the front and driveway providing off street parking leading to the detached double garage and low maintenance enclosed garden to the rear. The EPC rating is C-74 and the council tax band is F.







### ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door with matching side panel into the entrance hallway, with ceiling light, coving to the ceiling, central heating radiator with engineered oak flooring. Here we gain access to the following rooms.

### DINING ROOM

An open plan space with ample room for a dining table and chairs, this central hub of the home has ceiling light, coving to the ceiling, central heating radiator, continuation of the engineered oak flooring and also has the staircase rising to the first floor. The archway leads through to the living area.

### LIVING ROOM

Positioned to the rear of the home, there is uPVC double glazing to three sides and the room has an open plan feel incorporating the dining room. There is ceiling light, coving to the ceiling, central heating radiator and twin French doors giving access to the rear garden.

### BREAKFAST KITCHEN

A stunning breakfast kitchen, with modern fixtures and fittings throughout in the form of high gloss units to wall and base level with contrasting solid quartz worktops, matching upstands, splashbacks and is complemented by wood effect tiled flooring. There are integrated appliances in the form of an integrated Neff electric oven with slide and hide door, coupled with Neff microwave/combi oven, induction hob with extractor fan over, wine fridge, integrated Neff dishwasher, housing for an American style fridge freezer and a one and a half bowl stainless steel inset sink with chrome instant boiling water tap. The room has inset ceiling spotlight, under cupboard lighting, vertical contemporary radiator and uPVC double glazed window to the front. A door opens through to the utility.







## UTILITY

With continuation of the wall and base units in a high gloss with quartz worktops with matching upstands and wood effect tiled flooring. There is an inset sink with mixer tap over, plumbing for a washing machine, space for a tumble dryer and here we also find the boiler. There are inset ceiling spotlights, under cupboard lighting and uPVC double glazed window to the side and composite and obscure glazed door giving access out.

## DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of low level W.C. and basin sat within vanity unit with chrome mixer tap over, upon a granite top. There is ceiling light, coving to the ceiling, central heating radiator, extractor fan and continuation of the wood effect tile flooring.

## LOUNGE

From the dining area a door opens through to the lounge. An excellently proportioned principal reception space, benefitting from a high degree of natural light via uPVC double glazed windows to two aspects. The main focal point being a gas fire sat within a marble surround. There are two ceiling lights, two wall lights and two central heating radiators.

## BEDROOM FOUR

Accessed from the entrance hallway, this versatile space is currently used as a gym but would make an ideal home office, playroom or indeed additional bedroom. There is ceiling light, coving to the ceiling, vertical radiator, built in bed, continuation of the engineered oak flooring and access to the loft space.





### FIRST FLOOR LANDING

From the dining area the staircase rises and turns to the first floor landing with a spindle balustrade, ceiling light, coving to the ceiling, central heating radiator, access to the loft via a hatch, access to a useful storage cupboard and velux skylight. The landing is of good proportions with ample room for a desk if so desired. Here we gain entrance to the following rooms.

### BEDROOM ONE

A spectacular master suite including full length wardrobes with dual aspect natural light gained via uPVC double glazed windows to the front and rear elevations. There are two ceiling lights, plinth wardrobe lighting, coving to the ceiling and two central heating radiators.

### EN-SUITE BATHROOM

A spectacular en-suite bathroom, boasting a six piece sanitary ware white suite incorporating twin basins each with chrome Villeroy and Boch chrome mixer taps over, close coupled W.C., bidet, bath with chrome mixer tap with shower attachment and walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, coving to the ceiling, part tiling to the walls and two central heating radiators. Natural light is gained via obscure uPVC double glazed windows to two elevations.

### BEDROOM TWO

A further double bedroom, again with a bank of fitted wardrobes. Positioned to the front of the home with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

### BEDROOM THREE

A further double bedroom, again with fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator, access to the loft via a hatch and uPVC double glazed window to the rear.









## HOUSE BATHROOM

A fabulous family bathroom of superb proportions and equipped with a quality sanitary ware in six pieces as follows; Closed coupled W.C., bidet with mixer tap, twin Villeroy and Boch basins each with mixer tap over, shower enclosure with electric shower and jacuzzi bath with jets and shower attachment. All complemented by part tiling to the walls and tiled floor, inset ceiling light, extractor fan, coving to the ceiling, shaver socket, vertical radiator and two obscure uPVC double glazed windows.

## OUTSIDE

To the front of the home there is a lawned space with flower beds and double block paved driveway providing off street parking which leads to the impressive detached double garage under a pitched roof and is accessed via a remote control operated roller shutter door. To the rear of the home, there is a full enclosed yet low maintenance garden which is predominantly flagged offering pleasant seating space with flower beds and perimeter walling and fencing.



## **ADDITIONAL INFORMATION**

The EPC Rating is C-74, the council tax band is F, and we are informed by the vendor that the property is Freehold.

## **VIEWING:**

For an appointment to view, please contact the Penistone Office on 01226 762400.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

[penistone@simonblyth.co.uk](mailto:penistone@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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