



**Common Road, Brierley, Barnsley**

**PRICE: £475,000**

- **FOUR DOUBLE BEDROOMS**
- **HIGH QUALITY APPOINTMENT THROUGHOUT**
- **OPEN PLAN LIVING KITCHEN**
- **UTILITY ROOM**
- **EN SUITE**
- **EXTENSIVE OFF ROAD PARKING**

A BEAUTIFULLY APPOINTED, INDIVIDUALLY DESIGNED AND CONSTRUCTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, SITUATED WITHIN AN OUTSTANDING PLOT IN THIS SEMI RURAL LOCATION WITH EXTENSIVE OFF ROAD PARKING FOR SEVERAL VEHICLES.

Viewing: Contact the agents

**Draft brochure - awaiting approval**

Appointment date/time:

## Accommodation Comprises

### INTRODUCTION

A beautifully appointed, individually designed and constructed stone built four double bedroom detached family home situated within an outstanding plot in this semi rural location. The property features a spacious open plan living kitchen with high quality fittings and granite work surfaces and an extensive parking area providing off road parking for several vehicles. Located close to local amenities, schools and transport links to surrounding towns. An early inspection is highly recommended.

### ENTRANCE HALL

Entered via the side elevation through a double glazed door with side panel glazing opening into a large reception hallway, having an oak balustrade staircase rising to the first floor landing. Two double glazed windows, radiator, fully tiled floor with underfloor heating, inset spot lighting and decorative coving to ceiling. Useful under stairs storage cupboard housing the combination boiler. The hallway gives access to formal lounge, open plan kitchen, the downstairs W.C., and utility room.



### LOUNGE

20' 2" x 12' 6" (6.15m x 3.81m)

Having three double glazed windows to two elevations providing natural light within and overlooking the rear garden and countryside beyond. There is a focal point fireplace with electric fire, wall mounted television point, inset spot lighting, decorative coving and bespoke internal oak doors give access into the large open plan living kitchen and two radiators.



### OPEN PLAN KITCHEN

23' 5" x 15' 11" (7.14m x 4.85m)

A truly outstanding room presented to the rear elevation, having bi-folding doors giving access into the rear garden. The room features a bespoke fitted kitchen in matte cream with contemporary fittings and a granite bevelled edge work surface incorporating a resin sink unit with mixer tap over. A range of integrated appliances include: double fridge freezer, dishwasher and space for range style oven. A large central island unit with bevelled work surface with seating for up to four persons. Inset spot lighting to ceiling. Fixed dining table with complimentary surface to the kitchen. Two double glazed windows, radiator and underfloor heating.



### UTILITY ROOM

6' 8" x 6' 8" (2.03m x 2.03m)

Located off the main hallway having a radiator, plumbing for automatic washing machine, space for tumble dryer. Double glazed door to side elevation and a frosted double glazed window to the front. Extractor fan, inset spot lighting and decorative coving.

### WC

Featuring a wall mounted W.C., and wash hand basin with a slimline vanity unit. Part tiling to walls, fully tiled floor, chrome heated radiator, inset spot lighting and extractor fan.

### STAIRS

Staircase gives access to the first floor landing having a feature double glazed window providing light within. Decorative coving, inset spot lighting and gives access to four bedroom and house bathroom.



### BEDROOM ONE

11' 11" x 15' 4" (3.63m x 4.67m)

A beautifully presented main bedroom, having a double glazed window with far reaching view and overlooks the rear garden. Bespoke fitted bedroom furniture with over bed storage, radiator and a feature matching dressing table. Gives access to a dressing room and en suite.



### WARDROBE

The walk in wardrobe features bespoke fitted wardrobe furniture with integrated bespoke shelving and rails to provide extensive storage.

### EN SUITE

A high specification en suite featuring a low flush W.C., wash hand basin, and a large step in open shower cubicle with plumbed in shower. Fully tiled walls and floor, chrome heated ladder rail, frosted double glazed window, inset spot lighting and extractor fan.

### BEDROOM TWO

12' 3" x 10' 1" (3.73m x 3.07m)

A front facing room, having double glazed window, radiator and features a bespoke over bed storage. Inset spot lighting and access to attic loft space with drop down ladder.

### BEDROOM THREE

12' 1" x 9' 5" (3.68m x 2.87m)

Presented to two elevations, having two double glazed windows providing a fantastic

far reaching view. Bespoke fitted wardrobe furniture with matching dressing table and bedside table. Radiator.

#### BEDROOM FOUR

10' 5" x 11' 1" (3.18m x 3.38m)

Presented again to two elevations and having fantastic far reaching views. Two double glazed windows, radiator, decorative coving.

#### HOUSE BATHROOM

Featuring an outstanding bespoke fitted five piece bathroom suite comprising of a free standing bath, with central mixer tap and shower attachment, his and hers sinks with vanity drawers beneath and a step in open shower cubicle with seating, shelves and power shower. Inset spot lighting, fully tiled walls and floor, frosted double glazed window, two large feature radiators and extractor fan.



#### EXTERNALLY

Approached off Common Road onto a block paved driveway giving access into the extensive parking area to the rear of the property via two bespoke wrought iron rail gates. The block paved driveway provides parking for up to twenty five vehicles and having hard standing for caravan and motor home. Beyond this is a large lawn grass garden, dog kennels which is fully wall enclosed and overlooks open countryside to the rear.

#### MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.



#### SERVICES

Mains gas. Mains electricity. Mains water. Mains drainage.

#### ADDITIONAL NOTE

Fixtures and fittings by separate negotiation.

These details were prepared from an inspection of the property and information provided by the vendor on 20th October 2020



#### IMPORTANT NOTE

##### MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## FLOORPLAN



Measurements are approximate. Not to scale. Illustrative purposes only.  
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