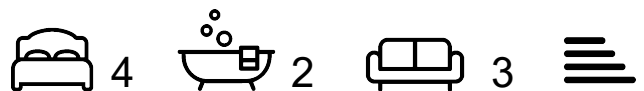




Kingfisher Drive

Barnsley, S73 0UX

Offers In The Region Of £360,000



- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- ENCLOSED WELL LANDSCAPED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES, GOOD COMMUTE LOCATION
- EPC RATING TBC
- OFF ROAD PARKING WITH LARGE DRIVEWAY AND GARAGE
- FULLY ARMED
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND E

Kingfisher Drive

Barnsley, S73 0UX

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Nestled in the desirable area of Kingfisher Drive, Barnsley, this impressive four double bedroom detached family home offers a perfect blend of space, comfort, and modern living. With three spacious reception rooms, this property is ideal for both family gatherings and entertaining guests.

The generous dimensions throughout the home provide an airy and inviting atmosphere, making it a delightful place to reside. The property boasts two well-appointed bathrooms as well as a downstairs WC, ensuring convenience for the entire family.

Outside, you will find off-road parking with a large driveway for up to three cars and a garage, providing ample space for vehicles and additional storage. The enclosed rear garden is a true highlight, featuring well-landscaped grounds with electric points and outside tap, perfect for enjoying sunny days or hosting outdoor activities.

Situated close to all local amenities, this home is not only practical but also offers a good commute location, making it an excellent choice for families and professionals alike. With modern fixtures and fittings throughout, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional family home.

ENTRANCE HALL

Via an olive green and decorative glass panelled front door this opens in to the roomy and welcoming entrance hall, having wooden floor, wall mounted radiator, stairs rising to first floor with under stairs storage and all doors leading to living room, second reception, downstairs WC and the kitchen/diner.

LIVING ROOM

A space to enjoy those cosy nights with the family, this room is filled with natural light from a uPVC square bay window to the front elevation, having wooden flooring, beautiful décor, decorative electric fire giving the space a focal point as well as a cosy feel, wall mounted radiator and aerial point to finish.

SECOND RECEPTION / OFFICE / DINING ROOM

Currently used as the home office this room could be used in a variety of ways such as a second reception, dining room or play room, having neutral décor, wall mounted radiator, laminate flooring and uPVC window to the side.

DOWNSTAIRS WC

Handy addition to any busy household this room comprises of low flush WC, pedestal wash hand basin, wooden flooring as well as tiled walls for easy clean and wall mounted radiator to finish.

OPEN PLAN KITCHEN / DINER

Step into the real hub of this impressive family home, the open plan kitchen/diner is the ideal space to entertain family and friends. The kitchen has an array of wall and base units fitted providing storage with contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven and hob with extractor fan over, as well as having space and plumbing for dish washer, this opens to the seating and dining area with multiple uPVC windows as well as two sets of uPVC French doors to the garden really bringing the outdoors in and flooding the space with natural light, having a fully tiled floor for easy clean, two wall mounted radiators, aerial point in place and further internal door leading to the utility.

UTILITY ROOM

Great space to clean them muddy paws and boots, the utility has a wooden door as well as uPVC window to the side of the home giving access to the rear garden, the room comprises of base units for storage, stainless steel sink, drainer and matching taps as well as having space and plumbing for washing machine and dryer, finished with neutral décor and tiled floor for easy clean.

LANDING

The spacious landing has access to the loft hatch, the loft is partially boarded for storage with ladder and lighting, the landing also has a wall mounted radiator and all doors lead to bedrooms and family bathroom.

BEDROOM ONE

Generously sized master bedroom with plenty of space to add storage and furniture, decorated in neutral tones with newly fitted carpet to floor, wall mounted radiator, uPVC window to the front and door opening to the ensuite.

ENSUITE

Perfect spot to freshen up the ensuite comprises of corner shower unit, vanity unit with built in wash hand basin and low flush WC, fully tiled in serene tones for easy clean, chromed heated towel rail and frosted uPVC window to the side.

BEDROOM TWO

Further good sized spacious double bedroom, filled with natural light from three uPVC windows, having neutral décor, laminate flooring, wall mounted radiator and aerial point in place.

BEDROOM THREE

Comfortable double bedroom with plenty of space to make your own, with laminate flooring, neutral décor, wall mounted radiator, aerial point in place and uPVC window to the rear finishes this room.

BEDROOM FOUR

Last but certainly not least the fourth double bedroom has neutral décor, laminate flooring, aerial point, wall mounted radiator and rear facing uPVC window to finish.

FAMILY BATHROOM

Ideal spot to relax and unwind the beautifully presented family bathroom comprises of low flush WC, vanity unit with sunken wash hand basin and bath with shower over and screen in place, having heated towel rail and frosted uPVC window to the rear.

EXTERIOR

The front of the property oozes kerb appeal, having a large well maintained tar mac driveway with ample space for three cars as well as giving access to the garage and front entrance, established plants, hedges and shrubs sit to the boards with decorative pebbles adding not only to the beauty of the home but also to the privacy, a paved pathway also leads down the side of the home with wooden gate in place giving access to the rear garden if needed.

Adding further wow factor to this impressive family home is the extensive rear garden, partly paved for seating and enjoying the warmer months, as well as having a PVC raised decked area, not only for low maintenance but giving another seating area so you can always follow the sun, to the centre sits a well maintained lawn all the family can enjoy, the rear also provides you with an outside tap, electric points, pebbled borders with established fruit tree as well as plants and shrubs adding to the beauty of this space.

GARAGE

Providing further secure off road parking or storage the garage can be accessed via an up and over door to the front, having power and lighting while also being home to the combi boiler.

Floorplan



Ground Floor

Floor area 109.3 sq.m. (1,177 sq.ft.)



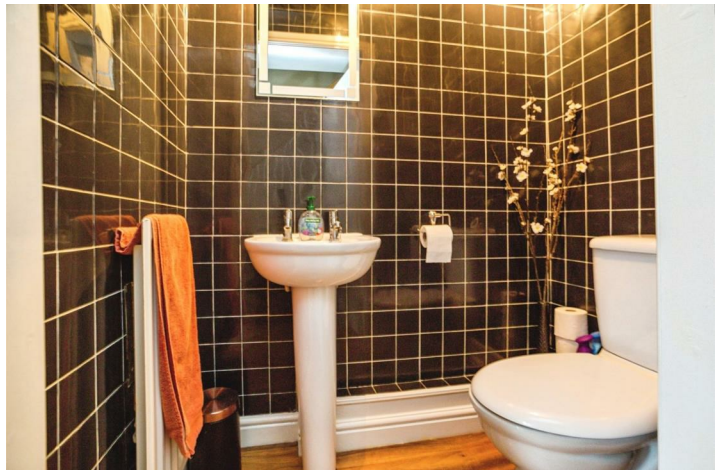
First Floor

Floor area 69.9 sq.m. (752 sq.ft.)

Total floor area: 179.2 sq.m. (1,929 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







Energy Efficiency Graph

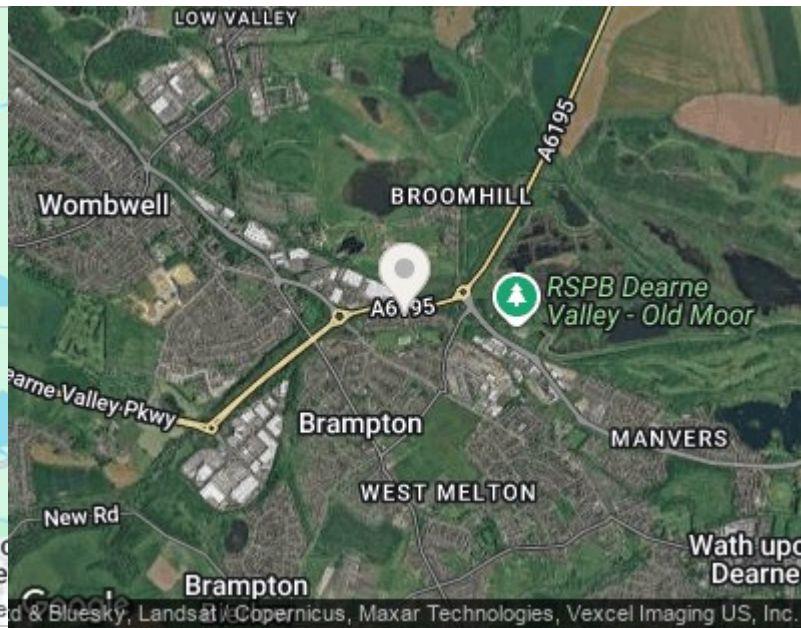
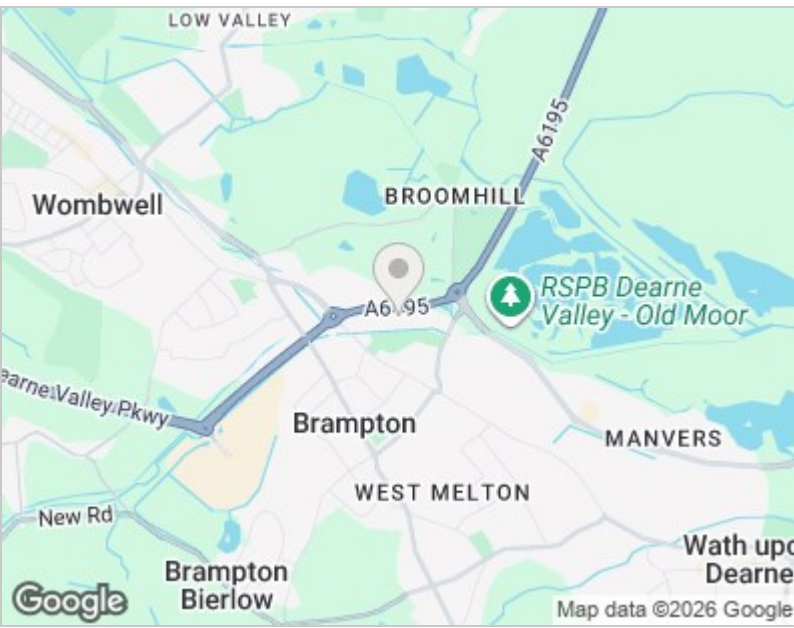


Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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