



## Bellmer Croft

Birdwell, Barnsley, S70 5SR

Guide Price £325,000 - £350,000



- LARGE 4 BED DETACHED
- GENEROUS DIMENSIONS THROUGHOUT
- NEW COMBI BOILER FITTED
- EXTENSIVE GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- CONVERTED GARAGE
- AMPLE OFF ROAD PARKING ON A LARGE DRIVEWAY
- CLOSE TO AMENITIES
- COUNCIL TAX BAND E

# Bellmer Croft

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GUIDE PRICE £325,000 - £350,000. NO UPWARD CHAIN! STEP INSIDE THIS SPECTACULAR, SPACIOUS 4 DOUBLE BEDROOM DETACHED PROPERTY, HOSTING A SIZEABLE PLOT ON A LEAFY SOUGHT AFTER ESTATE IN THE POPULAR COMMUTER LOCATION OF BIRDWELL. This fabulous family home is located on a popular estate, close to local amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Barnsley, Rotherham and Sheffield. Boasting generous dimensions, converted garage offering a home office and utility room, tasteful décor, plenty of storage throughout, recently fitted Combi boiler, extensive garden, ample off road parking on a large driveway and with no upward chain it is ready to go! Briefly comprising entrance hall, downstairs WC, living room, dining room, kitchen, utility room, study, master bedroom with en suite bathroom, three further double bedrooms and family bathroom. Must be seen to truly appreciate the size, location and future potential....book now to avoid disappointment!

## ENTRANCE HALL

Through a glazed composite door leads into an impressive entrance hall, comprising under stairs storage cupboard, wall mounted radiator and stairs rising to the first floor.

## LIVING ROOM

18'2 x 11'5 (5.54m x 3.48m)

A light and airy living room drenched in natural light through a large front facing uPVC bay window, boasting a coal effect gas fire with marble surround giving a great focal point to the room and cosy feel in the wintry months, also comprising glazed French doors opening out into the dining room creating a great social space, two wall mounted radiators, aerial point and telephone point.

## DINING ROOM

11'11 x 11'5 (3.63m x 3.48m)

A generously sized dining area complete with sliding patio doors opening out directly onto the decking, wall mounted radiator and door leading back into the hallway.

## STUDY

10'6 x 8'3 (3.20m x 2.51m)

A great addition in this era, this well sized study is complete with a large front facing uPVC window, wall mounted radiator, aerial point and telephone points. Option to covert back to a garage if desired.

## UTILITY ROOM

8'3 x 5'7 (2.51m x 1.70m)

A handy addition to this property, creating lots of extra storage space we all crave, also comprising plumbing for washing machine, complete with new wall mounted combi boiler, lighting and sockets throughout.

## KITCHEN/DINER

14'11 x 14'5 (at widest points) (4.55m x 4.39m (at widest points))

A superb 'L' shaped kitchen/diner, hosting a mass of light wood wall and base units providing plenty of storage space, contrasting grey work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset four ring gas hob, extractor hood above, integrated stainless steel double oven, integrated dishwasher, integrated tall fridge/freezer, dedicated dining room/table space, wall mounted radiator. two rear facing uPVC windows and composite glazed door leading straight out onto the decking.

## DOWNSTAIRS WC

Great for any busy household, comprising low flush WC, wall mounted hand basin and frosted uPVC window.

## LANDING

A roomy landing with two built in storage cupboards, loft access with fitted ladders and doors leading to all bedrooms and bathroom.

## MASTER BEDROOM

15'2 x 12'6 (4.62m x 3.81m)

A beautifully presented, sizeable master suite, hosting a wall of glazed fitted wardrobes, wall mounted radiator, front facing uPVC window and door leading to the ensuite bathroom.

## ENSUITE BATHROOM

8'5 x 5'7 (2.57m x 1.70m)

A generously sized, fully tiled ensuite, complete with bath with shower over, a wall of built in white wooden vanity units with inset ceramic sink, low flush WC, wall mounted radiator and frosted uPVC window.

## BEDROOM 2

12'9 x 8'2 (3.89m x 2.49m)

A brilliant sized double complete with perfect alcove for shelving or wardrobes, wall mounted radiator, aerial point and rear facing uPVC window.

## BEDROOM 3

11'4 x 11'4 (at widest points) (3.45m x 3.45m (at widest points))

A further double bedroom boasting a wall of fitted wardrobes, wall mounted radiator and two front facing uPVC windows.

## BEDROOM 4

10'7 x 10'3 (3.23m x 3.12m)

A fourth double bedroom, with an alcove perfect for a wardrobe, also comprising wall mounted radiator, aerial point and rear facing uPVC window.

## BATHROOM

9'5 x 7'0 (at widest points) (2.87m x 2.13m (at widest points))

A fresh and bright family bathroom, fully tiled, comprising a double shower cubicle, separate bath, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

## EXTERIOR

To the front of the property is an extensive driveway offering off road parking for at least two cars. To the rear of the property is a fully enclosed, large garden, with a sizeable, sun drenched deck, perfect for entertaining in the summer months, mainly then laid to lawn, shed at the rear of the garden for outdoor storage, secret bamboo surrounded circular patio perfect for that morning coffee, all complete with outdoor tap with outdoor lighting.

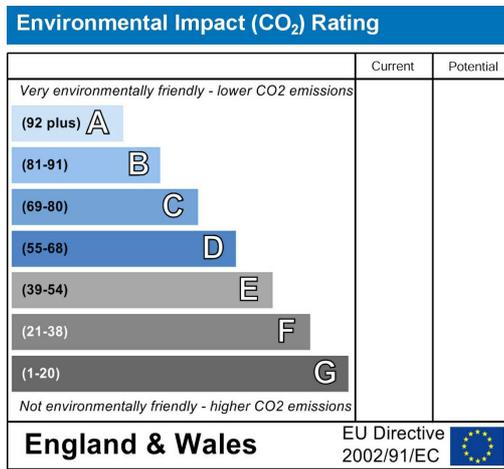
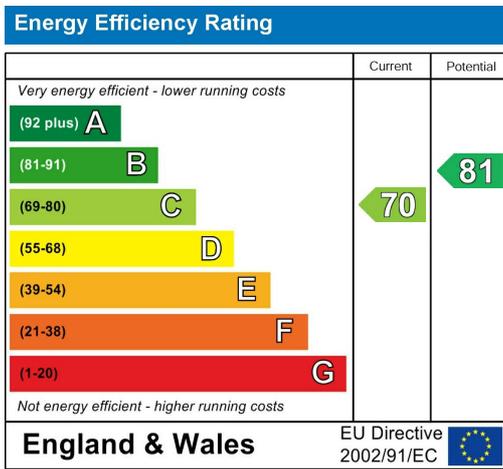
# Floorplan







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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