

### EN-SUITE

Fitted with a shower cubide, dual flush WC and wash hand basin with tiled splash back. There is an extractor fan, tiled floor and a radiator.

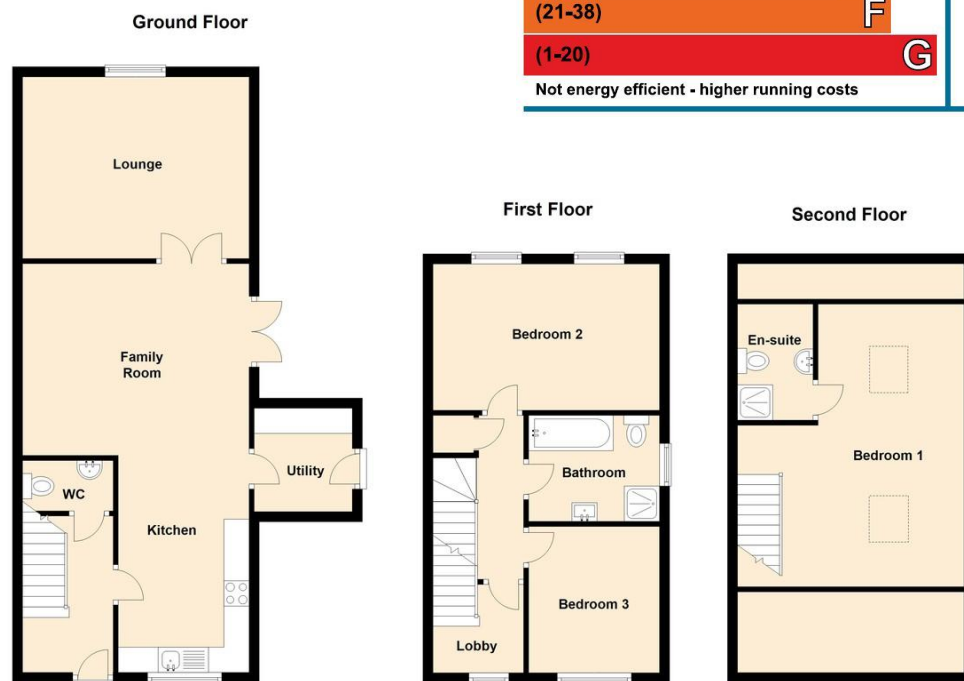
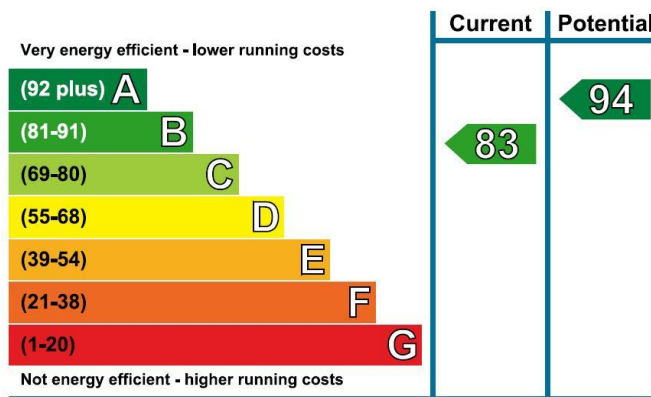
### OUTSIDE

Located at the end of a block paved cul-de-sac, the property is approached from a double block paved driveway at the side, leading to a pathway to the front entrance door and small area of lawn.

A gated side access opens to a flagged patio and further raised, decked patio, adjacent to the French doors off the family room. Beyond the patio, is the rear garden, comprising a fully enclosed lawn with timber fencing and garden shed.



### Energy Efficiency Rating



**OFFER PROCEDURE** - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

**PROPERTY DETAILS** - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Cudworth, Barnsley, S72 8FA

**£165,000**

## Property Features

- THREE STOREY SEMI-DETACHED
- EN-SUITE MASTER BEDROOM
- BUILT IN 2016
- DOUBLE DRIVE
- END OF CUL-DE-SAC
- OPEN PLAN KITCHEN DINER
- EXTENDED LOUNGE
- ADDITIONAL UTILITY ROOM

## Full Description

Built in 2016 and located within a small cul-de-sac in Cudworth, this well proportioned three storey, three bedroom family home is the largest style property on the development.

Internally, it boasts a superb open plan kitchen diner, leading into a family room. It also has a separate living room with pitched ceiling and exposed brick wall, incorporating a large Georgian style window. In addition, there is a utility room located off the kitchen, fully integrated kitchen appliances, an en-suite to the master bedroom, four piece suite in the family bathroom, gas central heating with combination boiler, full UPVC double glazing and an alarm system.

There is a double width driveway to the side of the property and enclosed garden at the rear with lawn, plus flagged and decked patio areas.

### GROUND FLOOR:

#### RECEPTION HALLWAY

Approached from a composite entrance door, the hallway has a front facing window, staircase to the first floor with storage cupboard beneath, wood laminate flooring and a radiator.

#### CLOAKROOM/WC

Fitted with a dual flush WC, wash hand basin with tiled splash back, tiled floor and radiator.

#### DINING KITCHEN

15' 6" x 8' 10" (4.72m x 2.69m) The kitchen enjoys an open plan aspect into the dining space and family room, creating a spacious living area. It is fitted with cream gloss finish base and wall mounted units, comprising an inset stainless steel sink with mixer tap and cupboard under, plus worktop surfaces with matching upstands. There is an integrated stainless steel oven with four ring gas hob and chimney



style extractor hood above, integrated fridge, freezer and dishwasher, tiled floor, radiator, down lighters to the ceiling and a front facing window.

#### FAMILY ROOM

15' 1" x 11' 8" (4.6m x 3.56m) Having French doors leading out to the patio, recessed display shelving, wood laminate flooring, radiator and television point.

#### UTILITY ROOM

6' 7" x 6' 6" (2.01m x 1.98m) Fitted with wall cupboards and worktop surfaces, with space and plumbing beneath for a washer, tumble drier and an additional appliance if required. There is a radiator and half glazed side entrance door.

#### LOUNGE

15' 2" x 11' 6" (4.62m x 3.51m) Approached from double glass panel doors, leading off the family room, this characterful principal reception room has a high pitched ceiling and exposed brick feature wall, incorporating a large, central Georgian window overlooking the rear garden. There are two wall light points, a television point and radiator.

#### FIRST FLOOR:

#### LANDING

Providing a spindled balustrade and recessed linen cupboard.

#### BEDROOM THREE

9' 10" x 8' 2" (3m x 2.49m) A front facing bedroom with radiator.

#### BEDROOM TWO

15' 2" x 9' 9" (4.62m x 2.97m) Having a double window to the rear aspect and a radiator.

#### FAMILY BATHROOM

Fitted with a white four piece suite, comprising a tiled panel bath, separate shower cubicle, dual flush WC and wash hand basin. There is an obscure glazed window, tiled floor and a radiator.

#### INNER LOBBY

Having a front facing window, radiator and staircase rising to the second floor.

#### SECOND FLOOR:

#### BEDROOM ONE

18' 0" x 9' 9" (extending to 11' 10") (5.49m x 2.97m) This spacious master bedroom has Velux windows to both front and rear, a television point, radiator and access to the...

