



£400,000 Guide Price

a Hawshaw Lane, Hoyland, Barnsley

Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- High Specification Executive Family Home
- Four Double Bedrooms
- Two Ensuites and a Family Bathroom
- Spacious Lounge with Separate Dining Room and Further Family Room
- Fully Fitted Breakfast Kitchen Leading to a Stunning Conservatory
- Separate Utility & Downstairs WC
- Private Road with Driveway Providing Ample Parking
- Highly Desirable Location
- NO ONWARD CHAIN Simply MUST BE VIEWED!

Property Description

GUIDE PRICE £400,000 to £420,000

AN EXECUTIVE FAMILY HOME WITH NO ONWARD CHAIN...ON AN IDYLIC PRIVATE CUL-DE-SAC ON HAWSHAW LANE...!

Uflit are more than delighted to welcome to the market this STYLISH EXECUTIVE detached FOUR DOUBLE BED family home offering a HIGH SPECIFICATION of MODERN LIVING.

Main Particulars

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Uflit are more than delighted to welcome to the market this STYLISH EXECUTIVE detached FOUR DOUBLE BED family home offering a HIGH SPECIFICATION of MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a cloakroom entrance with a beautiful staircase leading to the first-floor, a modern and spacious living room benefitting from a large bay with a stunning bespoke media wall, a separate dining room and further family room/ snug. The heart and hub of the home is the modern open plan breakfast kitchen with separate utility and downstairs wc. The kitchen area is complimented with French doors that open into a fabulous conservatory creating light and space whilst overlooking the rear garden. To the upstairs accommodation a superb master bedroom with ensuite, bedroom two also benefitting from an ensuite, two further double

Council Tax Band: E

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed upvc door to a light and warming cloakroom hallway featuring travertine flooring which seamlessly flows through to the kitchen and wc. Radiator and a beautiful solid oak carpeted spindled stairs to the first-floor accommodation with understairs storage cleverly utilising space. Doors giving access to family room/ snug and wc, lounge and breakfast kitchen.

Lounge w: 3.7m x l: 5m (w: 12' 2" x l: 16' 5")

A fabulous spacious and modern living area boasting a stunning bespoke media wall housing a spectacular wall mounted inset fire with tv above. A large bay window allowing the light to flow through this entire space, carpeted flooring a radiator adds warmth. Not measured into bay.

Breakfast kitchen w: 5.7m x l: 3m (w: 18' 8" x l: 9' 10")

A great family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a double oven, five burner gas hob and extractor, integrated dishwasher and fridge freezer. A rear facing upvc window to the kitchen creates light whilst under counter and spot lighting create the mood and a designer radiator adds warmth. A continuation of the travertine tiled flooring flowing throughout this space and into the utility area. French doors open to the conservatory, a door to the dining room and a further door to the utility.

Conservatory w: 5m x l: 3.1m (w: 16' 5" x l: 10' 2")

A fabulous addition to the property creating a further reception room comprising of a tiled floor, bespoke rear facing upvc full length windows and Tri fold doors opening onto the rear garden and a vaulted glazed roof adds to the light.

Utility w: 1.9m x l: 1.8m (w: 6' 3" x l: 5' 11")

A further range of wall units with complimentary worksurface areas with plumbing for further utilities. A upvc door giving access to the rear garden, a continuation of the travertine tiled flooring and radiator.

Dining room w: 3.4m x l: 3m (w: 11' 2" x l: 9' 10")

A further reception room with a large range of modern floating storage, rear facing upvc window, radiator and solid wood flooring.

Family Room/ Snug w: 2.9m x l: 4.9m (w: 9' 6" x l: 16' 1")

A large further reception room originally the garage having been tastefully converted with a front facing upvc window, radiator porcelain tiled flooring and a built-in storage cupboard.

Downstairs WC

A stunning wc comprising of a low level wc and a floating wash hand basin. A continuation of the travertine tiled flooring with bespoke feature wall, spot lighting, radiator and a front facing upvc window.

FIRST FLOOR:

Landing

A galleried staircase with solid oak spindled banister rail creating a parapet to the landing, carpeted flooring and loft hatch. Doors giving access to master bedroom, three further double bedrooms and the family bathroom.

Master bedroom w: 3.9m x l: 4.3m (w: 12' 10" x l: 14' 1")

A luxurious master bedroom with front facing upvc window, radiator, carpeted flooring and a door giving access to the ensuite.

Ensuite w: 2m x l: 2.1m (w: 6' 7" x l: 6' 11")

A stylish ensuite with partially tiled walls with stunning feature tiling, comprising of a low level wc with wall mounted flush, floating vanity wash hand basin and built-in

double shower with body jets. Heated towel rail and a front facing upvc window.

Bedroom 2 w: 3.1m x l: 3m (w: 10' 2" x l: 9' 10")

A further double bedroom with front facing upvc window, radiator, carpeted flooring and door to the ensuite.

Ensuite w: 1.9m x l: 1.8m (w: 6' 3" x l: 5' 11")

A beautifully appointed ensuite partially tiled comprising of a low level wc, floating wash hand basin and built-in shower. Heated towel rail, side facing upvc window and contrasting tiled flooring.

Bedroom 3 w: 3.9m x l: 3.5m (w: 12' 10" x l: 11' 6")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window. Sizes to maximum measurements.

Bedroom 4 w: 3.3m x l: 3m (w: 10' 10" x l: 9' 10")

A further double bedroom with a bespoke fitted bed with a range of complimentary furniture, a rear facing upvc window, radiator and carpeted flooring.

Family Bathroom w: 2.4m x l: 2m (w: 7' 10" x l: 6' 7")

A modern family bathroom benefitting from a tiled panelled bath with overhead double shower and wall mounted taps, floating wash hand basin and low level wc. Partially tiled walls with a striking feature wall above the bath, contrasting tiled flooring, heated towel rail and a rear facing upvc window.

Outside

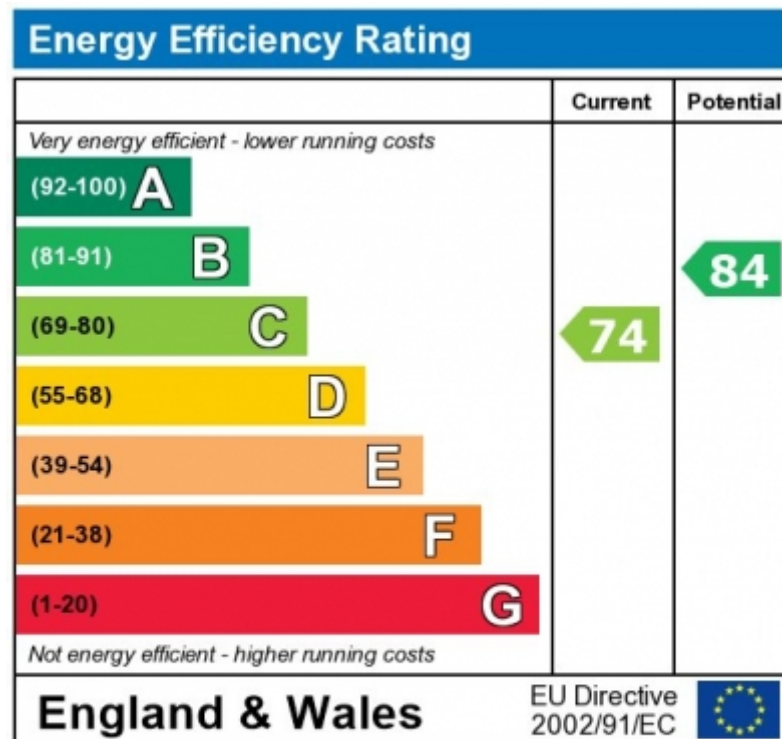
This property is hidden away on a private road whilst commanding a sizeable plot with a welcoming open aspect frontage with lawned gardens and a driveway provides ample off-road parking. Side gated access to the rear of the property where the path leads to a fabulous landscaped garden with a large paved Indian stone patio area which in turn leads to an Astro turf garden with wrap-around decorative slate borders, all privately enclosed with fencing.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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