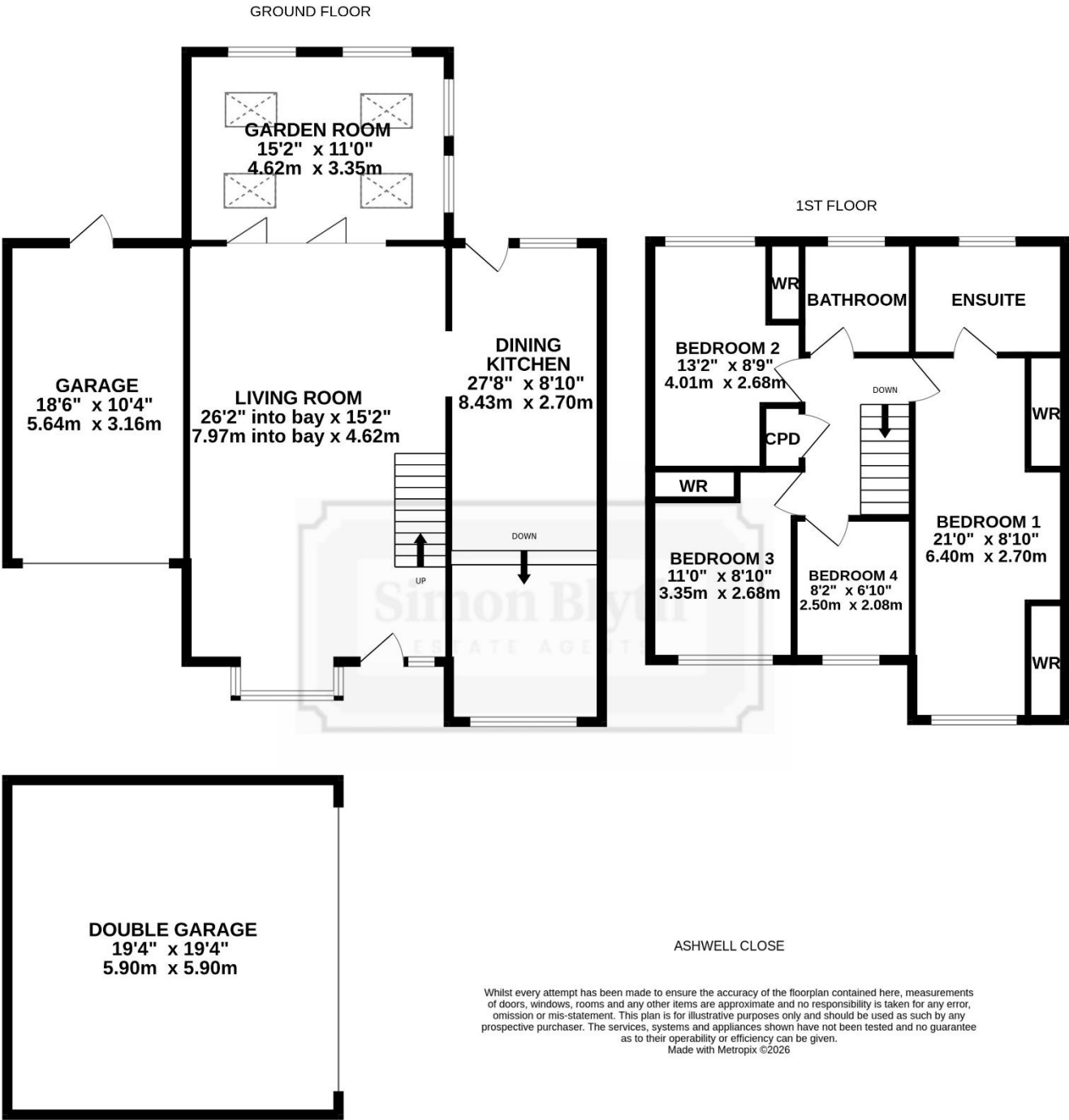




**Ashwell Close, Shafton, Barnsley, S72 8NZ**



## PROPERTY DESCRIPTION

A SUPERBLY POSITIONED FAMILY HOME THAT HAS BEEN INCREDIBLY UPDATED IN A PARTICULARLY STYLISH NATURE FROM TOP TO BOTTOM WITH A HUGE DRIVEWAY, TWO GARAGES, ONE OF WHICH IS DOUBLE, THIS HOME HAS MUCH MORE THAN MIGHT FIRST BE IMAGINED. WITH A SPECTACULAR GARDEN ROOM BUILT ONTO THE REAR, THE HOME BENEFITS FROM ENCLOSED DELIGHTFUL GARDENS. The accommodation briefly comprises a sitting room, garden room, living dining kitchen, four bedrooms, three of which are doubles, bed one with superb ensuite, well positioned within the village, offering a good amount of parking, family space, and is well positioned for the commuter.

**Offers in region of £475,000**

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## ENTRANCE

Stylish front entrance door gives access through to the property's accommodation. The accommodation is quite simply superbly presented and has many fantastic stylish features throughout. A home that has been lavished with high quality fittings and a great degree of style throughout.



## LIVING ROOM

A huge room with a stylish touch throughout it has two ceiling light points, wall light points, bay window to the front, feature wall with attractive fireplace and has superb glazed bi-fold doors that lead through to the fabulous garden room. The two rooms combine to create a huge amount of party and entertaining space.



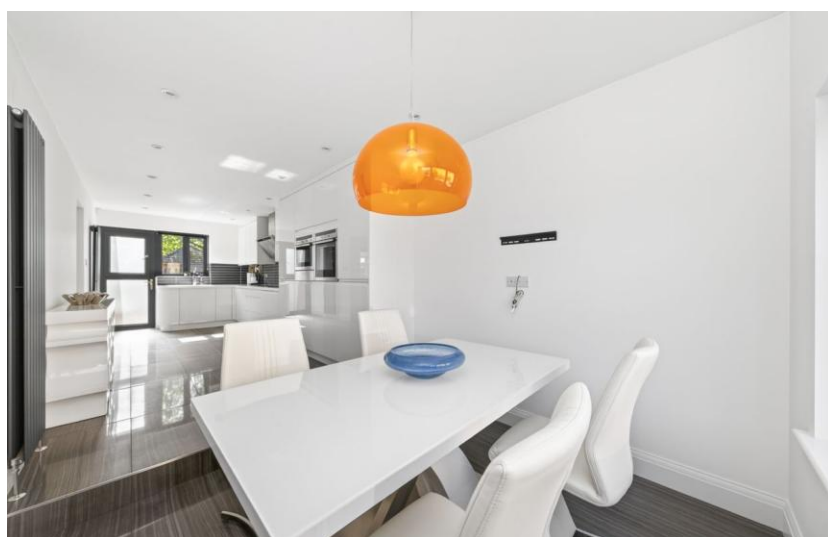
## GARDEN ROOM

The garden room is a cosy room that overlooks the rear garden and has windows to two sides, four in total, and four Velux window lights, all of which floods both rooms with a huge amount of natural light. With attractive flooring, the room has provision for wall-mounted TV and is wired for surround sound.



## LIVING DINING KITCHEN

A spectacular long room with views out to both the front and rear. The dining area is slightly sunken in level and has a broad window to the front. The kitchen has stylish stable style door and window giving an outlook over the property's rear gardens.



There's a fabulous range of units being particularly well presented with fabulous working surfaces, high specification ceramic tile splashbacks, and superb array of inbuilt high specification appliances.

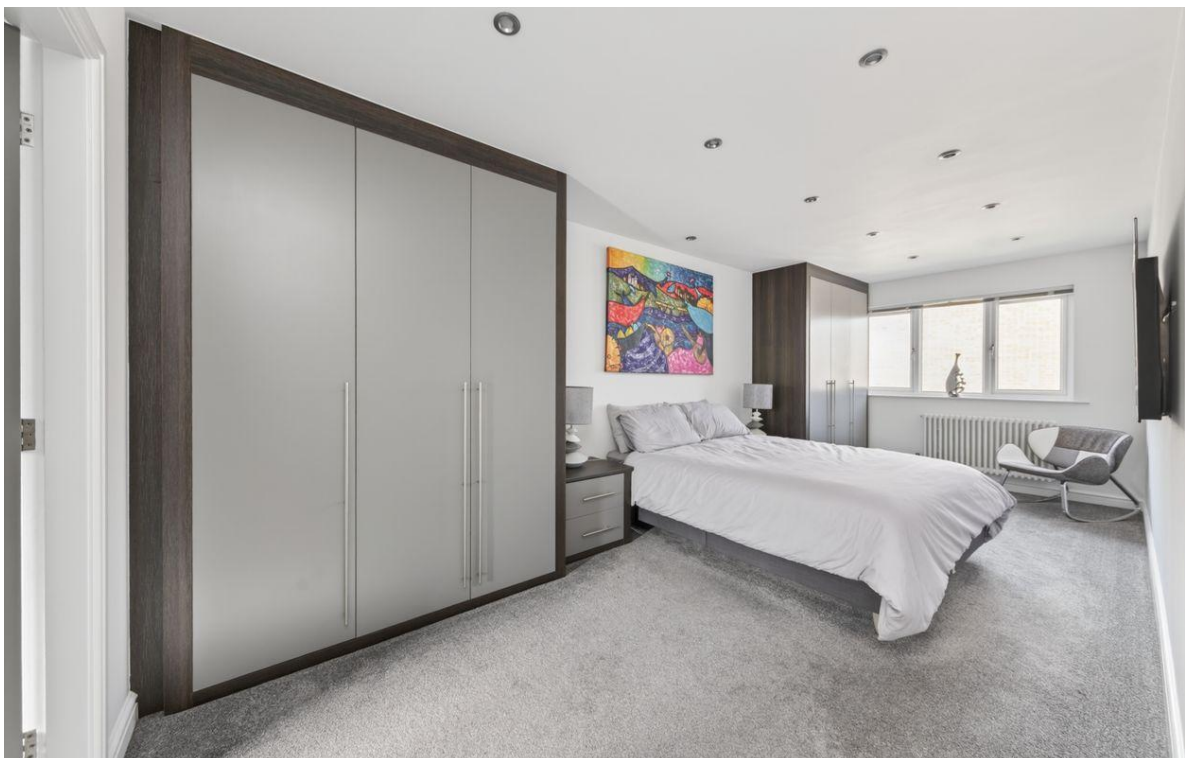
### FIRST FLOOR LANDING

From the living room a staircase rises to the first-floor landing. This has spindle balustrading, ceiling light, loft access point and gives access to the following rooms.



### BEDROOM ONE

A superb large double room with beautiful inbuilt bedroom furniture / wardrobes either side of the bed placement area, provision for wall mounted TV, stylish central heating radiator, broad window and inset spotlight into the ceiling. A doorway leads through to the en suite.



### EN SUITE

The ensuite has a fabulous degree of finish. This has a very stylish glazed and stainless-steel wash hand basin with mirrored backcloth, fixed glazed shower screen, stylish low-level W.C, superb ceramic tiling to the floor and full ceiling height and stylish central heating radiator / heated towel rail.



### BEDROOM TWO

Once again, a good-sized room with a lovely view out over the property's rear gardens and having a bank of inbuilt wardrobes.



### BEDROOM THREE

Positioned to the front with a long-distance view, once again with a bank of inbuilt wardrobes.



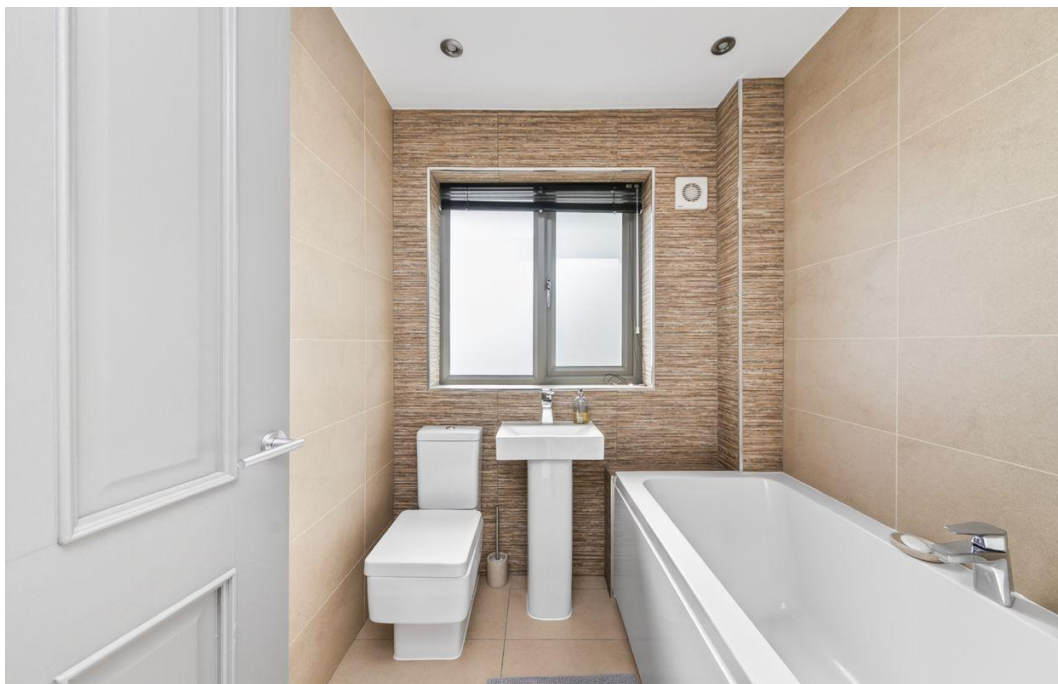
### BEDROOM FOUR

Superbly appointed and a good-sized single bedroom, having a home office desk, drawers, cupboards and display cabinet.



## HOUSE BATHROOM

Fitted to a high standard once again with a stylish suite in white and comprises of bath, pedestal hand basin, low level WC, tiling to the full ceiling height and inset spotlighting to the ceiling.



## OUTSIDE

The property benefits from a large driveway, being beautifully block paved provides parking for a good number of vehicles and gives access to the property's garages. The home has two separate garages one of which is attached and is generally used as a workshop/hobby garage. This is enclosed within a gated courtyard and is particularly handy for enclosing pets and the like. The garage, the workshop garage has an up and over door and personal door to the rear. The double garage is particularly impressive; it has a very broad automatically operated door and is superbly presented throughout. With low maintenance garden areas to the front, which is used as block paved driving. The principal garden is positioned to the rear and has a flagged patio seating area, summer house and high-quality walling / fencing providing a good degree of security and privacy. Should be noted the home has external lighting, double glazing, gas fired central heating and alarm system. Carpets, curtains and light fittings may be available by separate negotiation.







### **ADDITIONAL INFORMATION**

EPC rating – TBC

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – C

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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### MAIN CONTACTS

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