



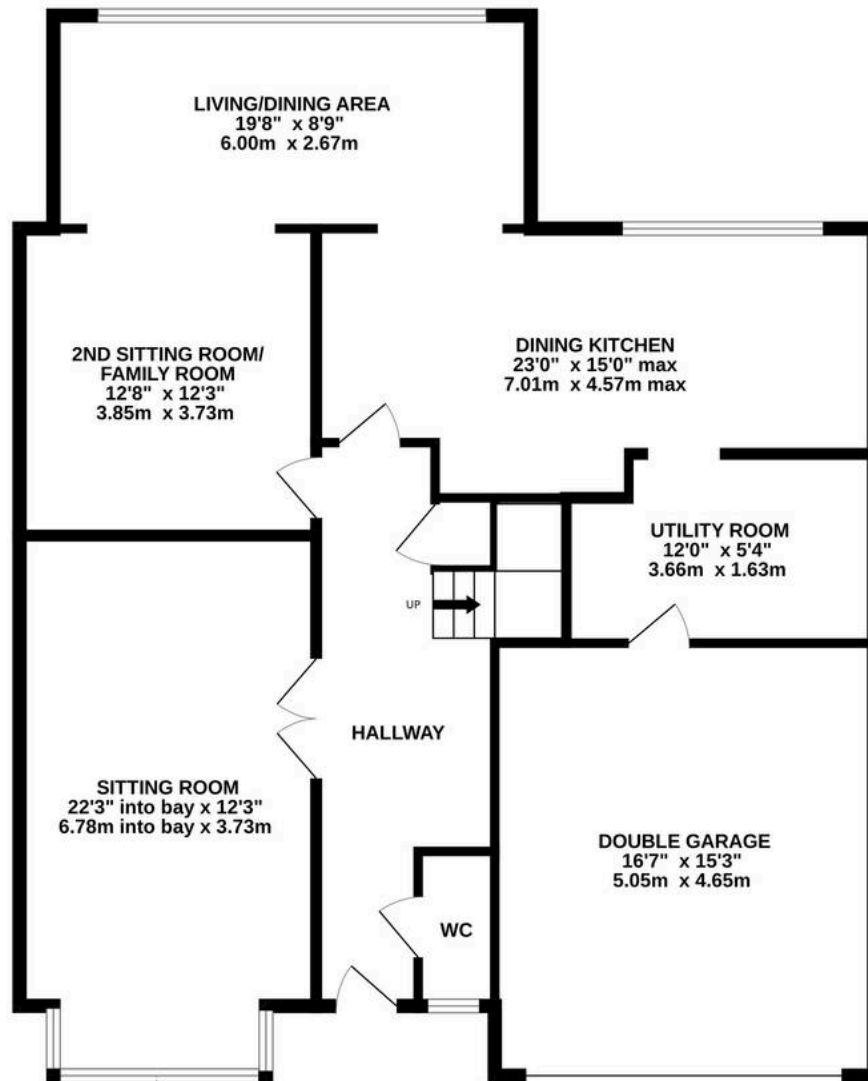
**Belridge Close, Barnsley**

Barnsley

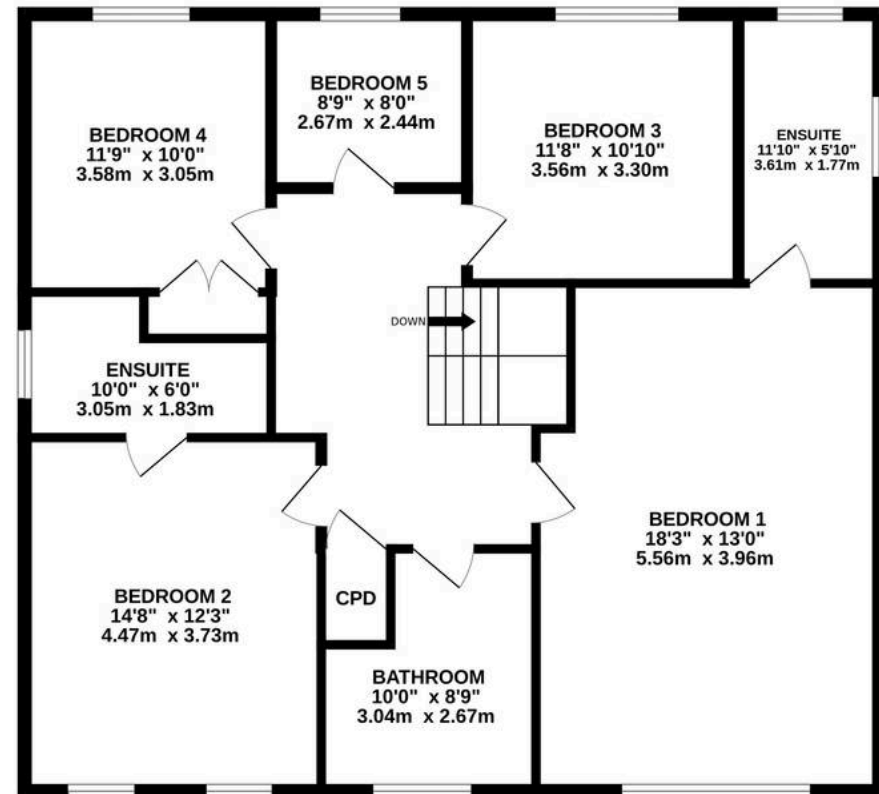
Offers Around **£585,000**



## GROUND FLOOR



## 1ST FLOOR



## BELRIDGE CLOSE

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## Belridge Close,

Barnsley

SUPERBLY RENOVATED OVER RECENT TIMES THIS EXCEPTIONALLY STYLISH FIVE BEDROOM FAMILY HOME OCCUPIES A LOVELY POSITION AND OVERLOOKS A DELIGHTFUL, LANDSCAPED GARDEN WITH SUPERB OUTDOOR ENTERTAINING SPACE AND PATIO. WITH AN INTEGRAL DOUBLE GARAGE, THE HOME IS SUPERBLY APPOINTED WITHIN, INDEED THERE ARE FOUR DOUBLE BEDROOMS TWO OF WHICH ARE EN-SUITED, HIGH SPECIFICATION HOUSE BATHROOM, FAMILY ROOM, SITTING ROOM, LIVING DINING KITCHEN, UTILITY ROOM, THE STUNNING LIVING DINING KITCHEN HAS BI-FOLD DOORS OUT TO THE REAR GARDENS, DOWNSTAIRS W.C AND INTEGRAL DOUBLE GARAGE. WITH A GOOD SIZED DRIVEWAY, THE HOME IS SUPERBLY FINISHED AND COMPETITIVELY PRICED.

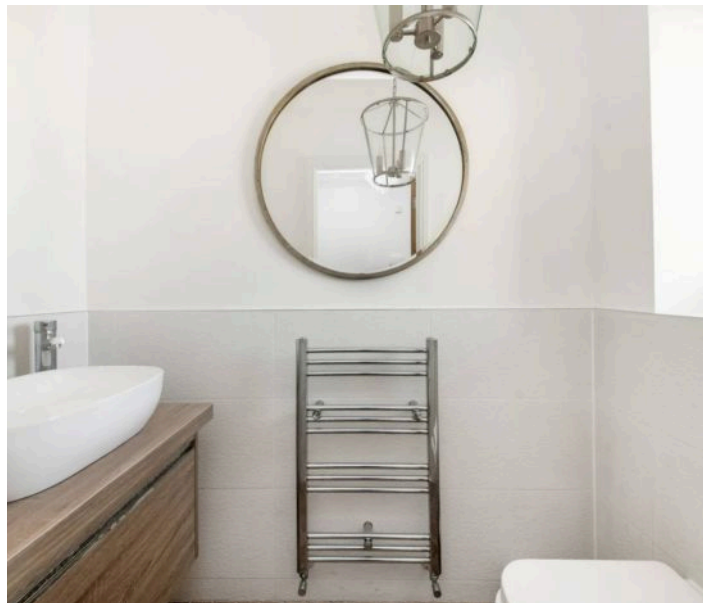
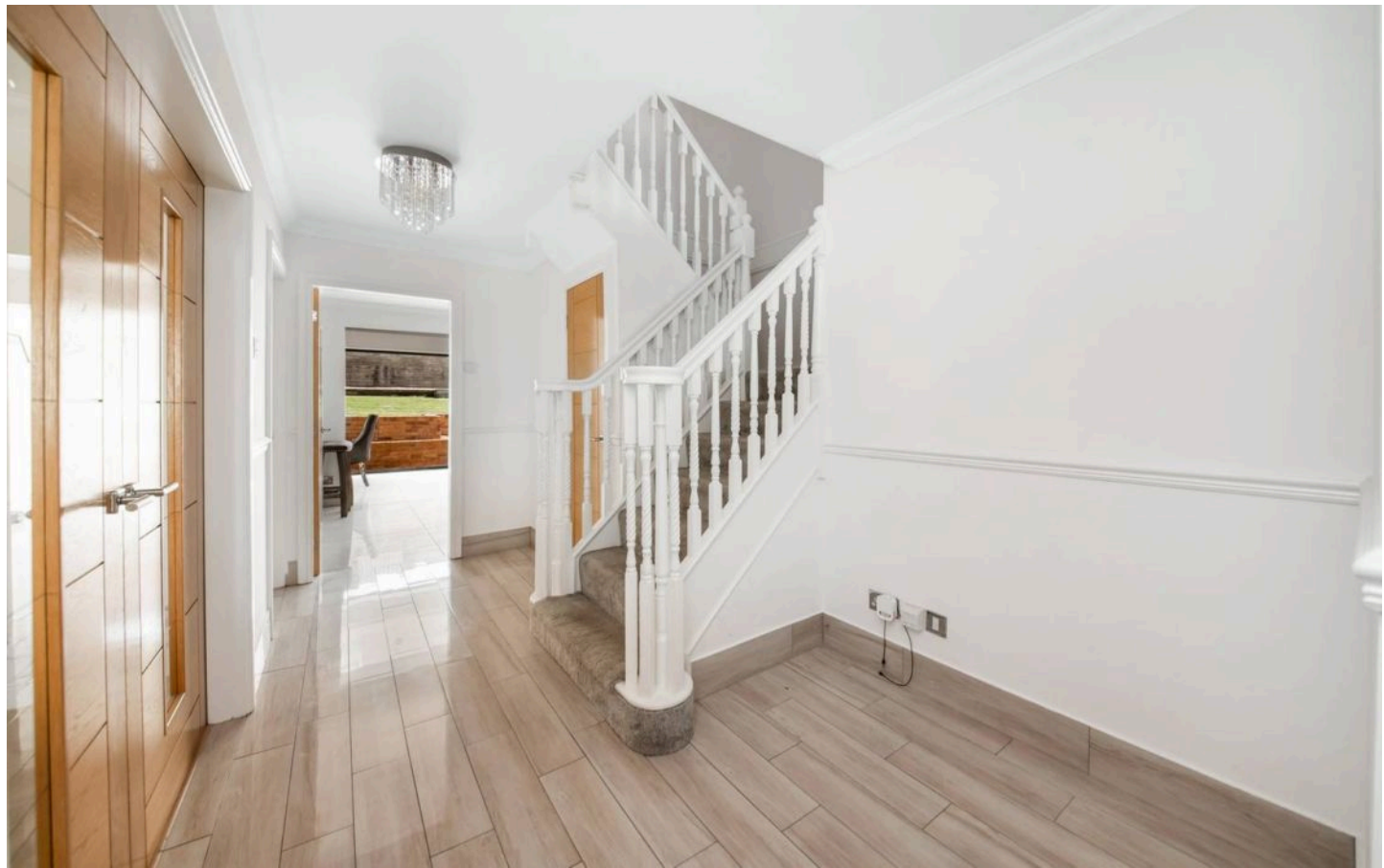


### ENTRANCE

High specification entrance door with inset glazing gives access through to the impressive entrance hallway. This has two chandelier points, coving to the ceiling, delightful turning staircase with spindle balustrading, useful under stairs storage cupboard and a doorway gives access to the downstairs W.C. The entrance hallway also benefits from underfloor heating.

### DOWNSTAIRS W.C

Fitted with ceramic tiled flooring, ceramic tiling to the half-height, stylish wash hand basin, low level W.C with concealed cistern and chrome heated towel rail. It also has an obscured glazed window with window shutter. Twin glazed doors from the hallway lead through to the sitting room.





### **SITTING ROOM**

22' 3" x 12' 3" (6.78m x 3.73m)

As the photographs suggests, this is a beautifully presented room with two chandelier points with ceiling roses, having a delightful bay window with high specification window shutters, fabulous flooring, two period style central heating radiators, media wall with inset illuminated alcove, storage cupboards and housing for large TV point. There is a raised hearth being home for a log burning effect gas fire, lighting to the alcoves being operated by dimmer switches. A further door from the hallway gives access through to the family room/second sitting room.





### **FAMILY ROOM/SECOND SITTING ROOM**

12' 8" x 12' 3" (3.85m x 3.73m)

Having high specification ceramic tiled flooring with underfloor heating. The room has a central chandelier point, provisions for wall mounted TV and particularly stylish central heating radiator in stainless steel. This opens through to the fabulous open living dining kitchen area.

### **OPEN PLAN LIVING DINING KITCHEN**

19' 8" x 8' 9" (6.00m x 2.67m)

The room has a full bank of bi-fold doors opening out to the landscaped, good sized gardens, delightful ceramic tiling to the floor with underfloor heating, media wall with inset central TV point and gas living flame fire beneath, inset spotlighting to the ceiling, two Velux windows and a broad opening through to the breakfast kitchen area.

### **KITCHEN AREA**

23' 0" x 15' 0" (7.01m x 4.57m)

This once again with a continuation of the flooring with underfloor heating, the kitchen is superbly appointed and has in built banks of Neff appliances, integrated wine fridge, integrated trash bin, integrated dishwasher, island with breakfast bar, display shelving, and a fabulous integrated fridge. A doorway from here leads through to the utility room.

### **UTILITY ROOM**

12' 0" x 5' 4" (3.66m x 1.63m)

This has a continuation of the stylish theme and has a large amount of working surfaces, cupboards at both the high and low level. It has a continuation of the ceramic tiled flooring, stable style door, window to the side, sink unit with stylish mixer tap above, central heating radiator in stainless steel, and a personal door leading to the property's garage, details of which are to follow.









#### **FIRST FLOOR LANDING**

The staircase as previously mentioned is particularly attractive, this turns and rises up to the large first floor landing gaining access to five bedrooms and the house bathroom. This has a concealed central heating radiator, two ceiling light points and a loft access point.



### **BEDROOM ONE**

18' 3" x 13' 0" (5.56m x 3.96m)

A tremendous, exceptionally large double bedroom with a fine view out over the development and rural scene beyond. This room has a central chandelier point, inset spotlighting, provisions for wall mounted TV and a doorway leads through to the good sized and particularly stylish en-suite.

### **BEDROOM ONE EN-SUITE**

11' 10" x 5' 10" (3.61m x 1.77m)

Fitted with a five piece suite including twin ceramic wash hand basin with stylish mixer taps above and drawers beneath, good sized shower, double ended bath with standalone stylish taps, central heating radiator, ceramic tiled flooring, ceramic tiling to the half-height, and to the full ceiling height around the shower area, inset spotlighting to the ceilings, two obscured glazed windows and an extractor fan.





### **BEDROOM TWO**

14' 8" x 12' 3" (4.47m x 3.73m)

Once again, a large double bedroom served by an en-suite. Bedroom two again, features a particularly pleasant view out to the front with long distance rural views, chandelier point, and a doorway leads though to the en-suite.

### **BEDROOM TWO EN-SUITE**

10' 0" x 6' 0" (3.05m x 1.83m)

This good sized en-suite has a double sized shower, stylish wash hand basin with mixer tap above, low level W.C with concealed cistern, ceramic tiling to the floor and where appropriate to the walls, central heating radiator/heated towel rail, obscured glazed window and an extractor fan. There is also inset spotlighting to the ceiling.





### **BEDROOM THREE**

11' 8" x 10' 10" (3.56m x 3.30m)

Bedroom three is a double room with a pleasant view out over the property's rear gardens and beyond, with coving to the ceiling, central heating radiator and central ceiling light point.



### **BEDROOM FOUR**

11' 9" x 10' 0" (3.58m x 3.05m)

Currently used as a large dressing room, this good sized double bedroom also has a bank of in built robes and a pleasant view out over the property's rear gardens.

### **BEDROOM FIVE**

8' 9" x 8' 0" (2.67m x 2.44m)

A good sized single room, once again with a pleasant view out over the property's rear gardens, central ceiling light point and concealed central heating radiator.





#### **HOUSE BATHROOM**

10' 0" x 8' 9" (3.04m x 2.67m)

Having been recently updated, the house bathroom is superb and has a double ended stylish Laura Ashley bath with standalone mixer tap, concealed cistern W.C, fabulous vanity unit with storage cupboards beneath, inset ceramic wash hand basin and mixer tap above, large fixed glazed screen shower with high quality ceramic tiling and American style shower head. There are lights and a mirror to the walls, combination central heating radiator/heated towel rail in chrome, inset spotlighting to the ceiling, obscured glazed window, ceramic tiled flooring, ceramic tiling to the half-height and ceramic tiling around the shower area itself.



## OUTSIDE

The property sits at the head of a lovely cul-de-sac with delightful, equally imposing properties. There is a huge brick set driveway to the front, this provides parking for at least three vehicles and gives access to the integral double garage.

## DOUBLE GARAGE

16' 7" x 15' 3" (5.05m x 4.65m)

This has a very high quality insulated automatically operated up and over door. The garage has a personal door through to the property's accommodation and is fitted out to a high standard. It is also home for the property's recently installed gas fired central heating boiler.

## GARDENS

To the front, the property has pleasant, low maintenance garden areas with astro turf. To the rear this is where the majority of the gardens are to be found, they have been superbly landscaped to a very high quality and provides a good amount of outdoor entertainment and sitting out space for alfresco dining and beyond. Immediately to the rear of the home there is a fabulous patio/terrace, a little higher there is a good sized lawn with attractive pathway leading up to the outdoor entertainment area. This which is covered, has stone flagged flooring, and is home for the family's pool table, dart board, and has provisions for wall mounted TV. The view from here is particularly pleasant looking back at this substantial detached family home.









## **ADDITIONAL INFORMATION**

It should be noted that the property has high quality double glazed windows, CCTV camera system, external lighting, alarm system, gas fired central heating, underfloor heating to the vast majority of the ground floor level. The property has been subject to a high quality renovation scheme in recent times creating a very stylish high specification home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

### **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **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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