



**2 Crummock Way, Barnsley**  
Barnsley

In Excess of **£420,000**





## Crummock Way

Barnsley

A BEAUTIFULLY CONSTRUCTED SIGNIFICANTLY IMPROVED AND EXTENDED DETACHED TRUE BUNGALOW. OCCUPYING A GENEROUS PLOT AT THE END OF THIS QUIET RESIDENTIAL CUL DE SAC WITH SUPERB BESPOKE FINISH THROUGHOUT. HAVING BEEN SIGNIFICANTLY EXTENDED AND AMENDED BY THE CURRENT VENDORS THIS CONTEMPORARY HOME OFFERS A WEALTH OF HIGH-QUALITY INDIVIDUAL AND INTERCHANGEABLE ACCOMMODATION IN A SINGLE-STORY FORMAT IN THIS HIGHLY REGARDED RESIDENTIAL LOCATION.

- EXTENDED DETACHED TRUE BUNGALOW
- OCCUPYING A GENEROUS PLOT
- FOUR BEDROOMS
- STUDY
- PLAYROOM
- GYM
- WORKSHOP
- EN SUITE
- BESPOKE FINISH THROUGHOUT





### **ENTRANCE HALL**

Entrance gained via composite obscure glazed door into central hallway. With inset ceiling spotlights, solid wood flooring, central heating radiator and access to the loft via a hatch. Here we gain access to the following rooms;

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

An open plan configuration with the dining and living space.

### **KITCHEN**

The kitchen itself has a range of wall and base units in a high gloss cream with contrasting solid granite worktops with matching upstands. The main focal point being a central island with breakfast bar and seating space. There are twin Neff electric ovens with matching induction hob within island with chimney style extractor fan over. There is an integrated dishwasher, housing for an American style fridge freezer with larder pull out draws, one and half bowl stainless steel sink with stainless steel mixer tap over, wood effect flooring and two vertical radiators. The room is lit by inset spotlights and has natural light gained by Upvc double glazed window to side and twin French doors in Upvc giving access out. The kitchen continues through to the dining area.



### **DINING / LOUNGE**

In an L shaped configuration with the principal lounge, a flexible open space with the main focal point being a multi-fuel stove. There is ample room for a dining table and dining furniture, this area has further inset ceiling spotlights, two central heating radiators, natural light gained via Upvc double glazed window to rear, twin French doors giving access out.

## UTILITY

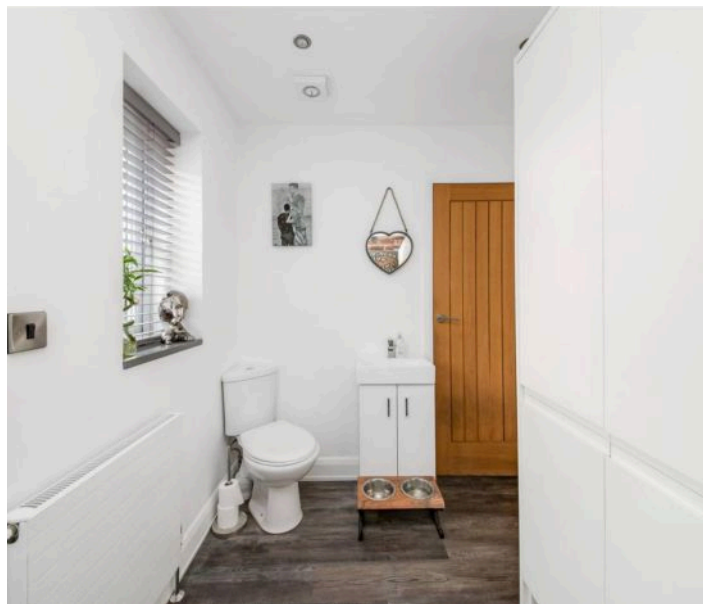
With close couple W.C, basin sat within vanity unit with chrome mixer tap over, cupboards with plumbing for a washing machine and space for a tumble dryer. There are inset ceiling spotlights, extractor fan, central heating radiator, exposed brick wall, Upvc double glazed window to side, composite and obscure glazed door giving access out and a continuation of the wood effect flooring.

## BEDROOM ONE

A front facing double bedroom with, inset ceiling lights, central heating radiator, Upvc double glazed window to front. The room also incorporates a en suite bathroom.

## EN SUITE

A modern Bathroom with three-piece white sanitary ware in the form of close couple W.C, pedestal basin with chrome mixer taps over, free-standing roll top bath with chrome mixer tap over, extractor fan, chrome towel rail / radiator, tiled flooring, and exposed brick wall.







## BEDROOM TWO

A further double bedroom with fitted wardrobes, inset ceiling spotlights, central heating radiator, Upvc double glazed door leads through to playroom. An addition to the home offering further flexible space currently used as a playroom, with exposed brick wall, central heating radiator, two skylights and composite door giving access to front.

## PLAYROOM

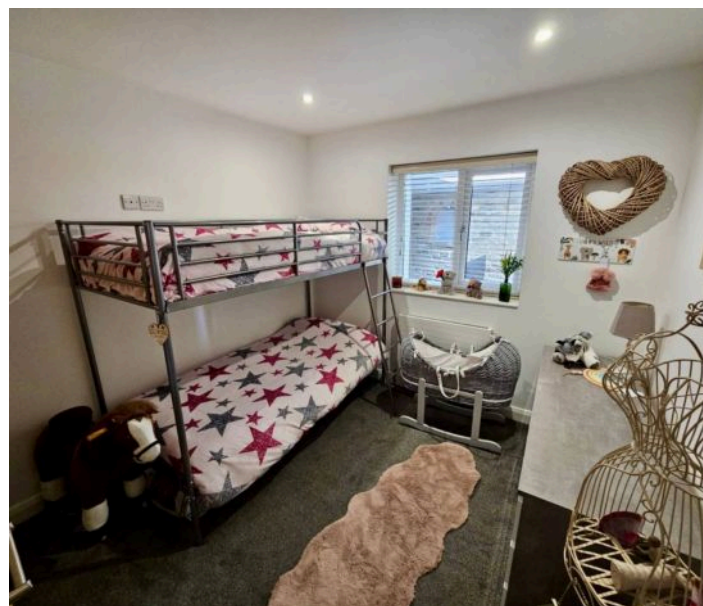
An addition to the home offering further flexible space currently used as a playroom, with exposed brick wall, central heating radiator, two skylights and composite door giving access to front.

## BEDROOM THREE

A further double bedroom with inset ceiling spotlights, central heating radiator and Upvc double glazed window side.

## BEDROOM FOUR

A front facing double bedroom with inset ceiling spotlights, central heating radiator and Upvc double glazed window to front.





## STUDY

With inset ceiling spotlights, central heating radiator and hatch through to kitchen. This offers further flexible usable space.

## BATHROOM

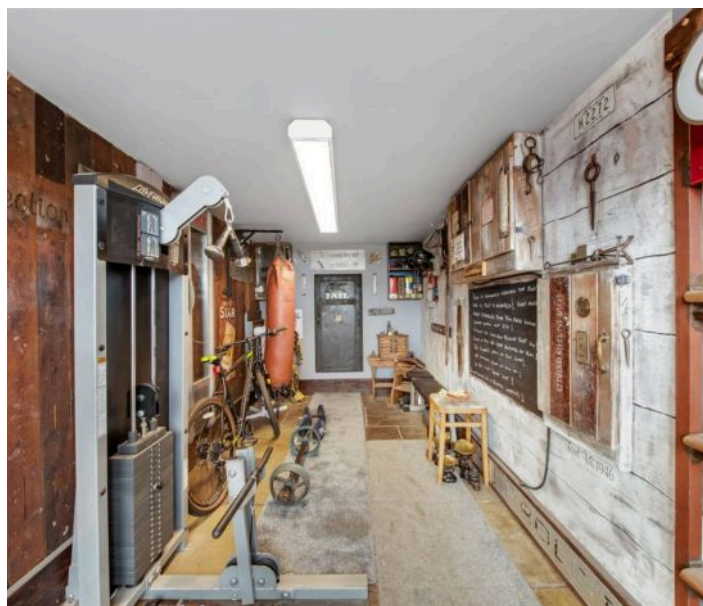
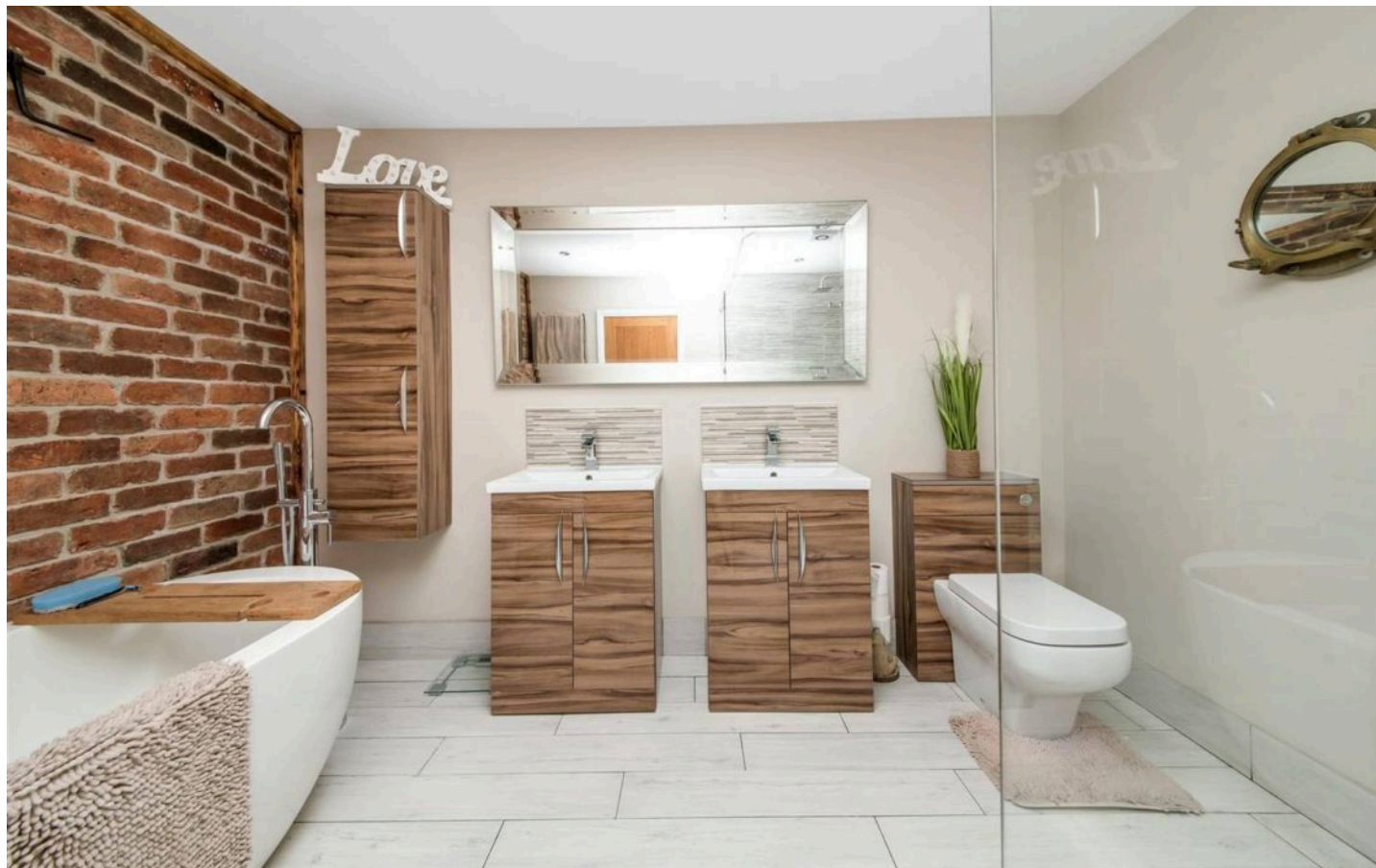
A fabulous contemporary bathroom boasting a five-piece white sanitary ware in the form of, low level W.C, twin basin each within vanity unit, chrome mixer taps over, free standing bath with chrome mixer taps and shower attachment, walk in shower with mains fed chrome mixer shower over. There are inset ceiling spotlights, part tiling to walls, wood effect flooring, exposed brick work, chrome towel rail / radiator and Velux skylight.

## GYM

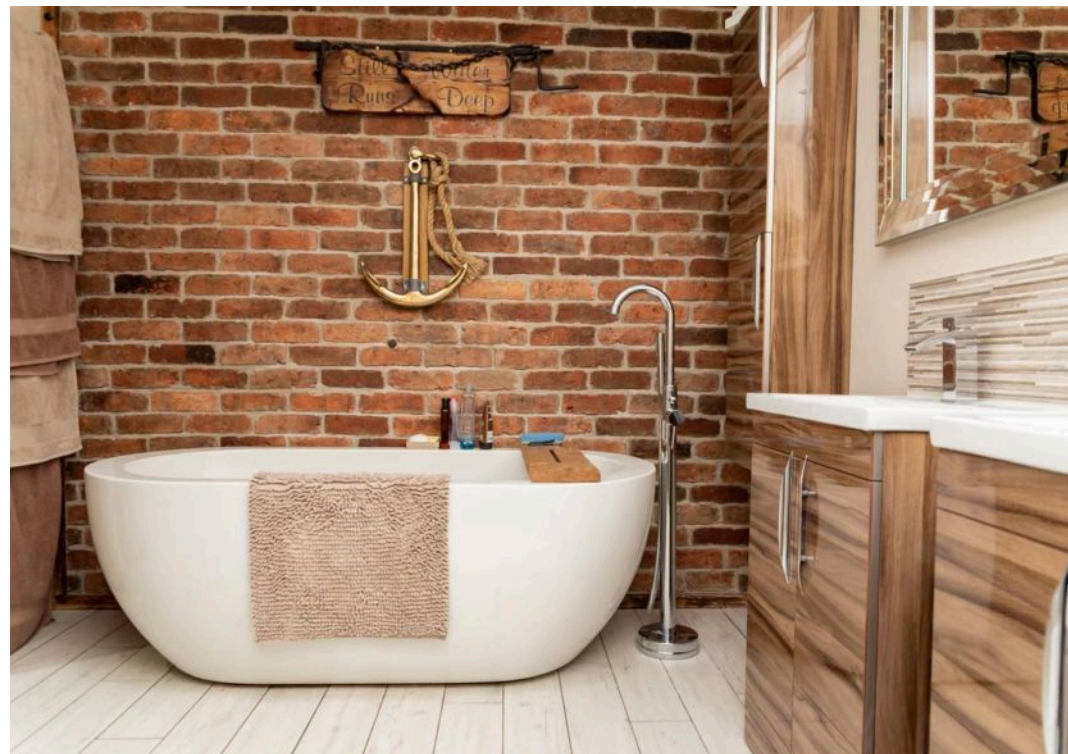
Accessed via sliding Upvc double glazed door to front, this offers superb flexible space. Formally a garage and could easily be converted back if so desired giving necessary consents and planning. This fabulous flexible space, that is currently used as a gym. With numerous opportunities, this possible bedroom accommodation or indeed work from home or business possibilities. Insulated with power and lighting, part wooden cladding to walls and stone flagged flooring. A steel door then opens through to workshop.

## WORKSHOP

Positioned to the rear of the home gym, this flexible space is currently used as a workshop but offers numerous possibilities. With power and lighting, exposed brick work and exposed wooden floorboards.









## GARDEN

To the front of the property, electric twin iron gates open onto cobbled driveway which provides off street parking for numerous vehicles, it has stone flagged paths to side. This area is fully enclosed with perimeter walling and fencing, a composite gate gives access to the side of the house. To the side of the house there is an expansive flagged low maintenance area with electric points and hot and cold taps. There is hard standing for a shed and enclosed with perimeter fencing. A further timber gates then leads to the rear garden. A generous rear garden separated into numerous areas with, hard standing, raised artificial grass space, raised flagged patio allowing space for a hot tub and seating space.







## Simon Blyth Estate Agents

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