

# HUNTERS<sup>®</sup>

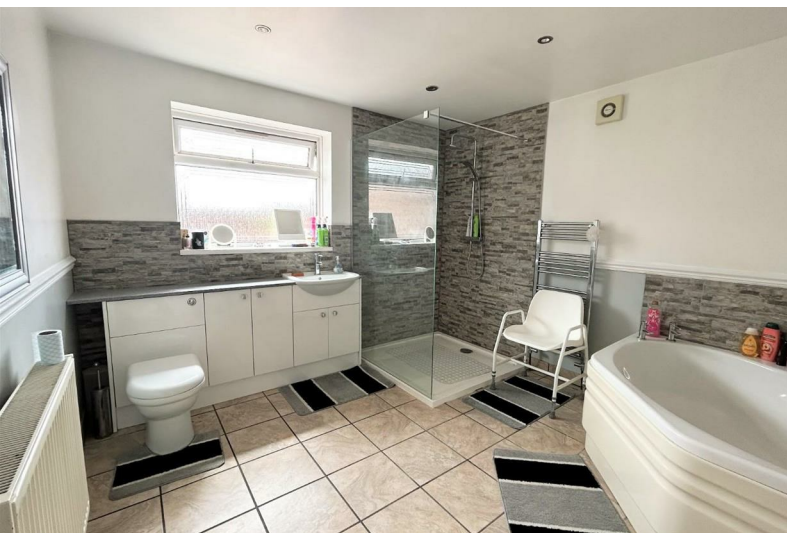
HERE TO GET *you* THERE



## Ashwood Grove

Great Houghton, Barnsley, S72 0BB

Offers In The Region Of £300,000



# 6 Ashwood Grove

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## Entrance Hall

Via a uPVC front door this leads into the roomy entrance hall, ideal for coats and shoes with further door opening to the living room.

## Living Room

19'01" x 15'04" (5.82m" x 4.67m")

Step inside the light and airy living space with a large uPVC window to the front filling the room with natural light, having a log burner in place giving this room not only a focal point but a cosy feel, laminate flooring, aerial point, wall mounted radiators and door leading to the open hallway.

## Hallway

The hallway opens into the kitchen/diner but has doors leading to bedrooms two and three as well as the dressing room.

## Kitchen / Breakfast Room

12'02" x 16'10" (3.71m" x 5.13m")

The vast kitchen/breakfast room is the real hub of the home and is the ideal spot to entertain family and friends, having an array of wall and base units fitted in a light wood providing storage, black work surface over, stainless steel sink, drainer and matching mixer tap, duel fuel range cooker with extractor fan built over, space and plumbing for washing machine, laminate flooring, ceiling spot lights, wall mounted radiator, splash back tiles to walls, uPVC window to the front, door leading to built in storage cupboard as well as two further doors leading to dining/play room finishing this space.

## Bedroom Two

11'07" x 9'11" (3.53m" x 3.02m")

Currently used as a second sitting area, the second

bedroom is a spacious double with ample room to fit furniture and storage if needed, neutrally decorated with laminate flooring, wall mounted radiator and uPVC window to the rear.

## Bedroom Three

11'06" x 7'11" (3.51m" x 2.41m")

Another roomy double bedroom, having uPVC French doors to the rear filling this room with light, having laminate flooring and wall mounted radiator.

## Dressing Room

14'10" x 9'07" (4.52m" x 2.92m")

This vast room was once the master bedroom before the extension, currently not in use the dressing room has all the space to add storage, wardrobes and furniture you could ever want, neutrally decorated, laminate flooring, wall mounted radiator and opening to the master bedroom.

## Bedroom One

17'04" x 9'09" (5.28m" x 2.97m")

The beautifully bright, generously sized master bedroom stands at the rear of the property having uPVC window and French doors out to the rear flooding the room with natural light, having laminate flooring, ceiling spot lights and wall mounted radiator.

## Bathroom

10'04" x 11'02" (3.15m" x 3.40m")

The extensive family bathroom is the perfect place to relax and unwind after a long day, having four piece suite fitted, comprising of low flush WC and wash hand basin built within a vanity unit, corner bath and double shower, tiled floor for easy clean with decorative splash back tiles to walls, with ceiling spot lights, wall mounted radiator and uPVC frosted window to the rear.

Tel: 01709 894440

### Dining / Play Room

15'6" x 10'05" (4.72m" x 3.18m")

This room has many uses, ideal dining room to entertain guest or play area for children, neutrally decorated with wall mount radiators, laminate flooring stairs rising to upper floor and uPVC French doors to the front.

### Bedroom Four

12'11" x 10'03" (3.94m" x 3.12m")

The upper floor is part of an extensions to this already vast property, currently having uPVC window to the side and sky light to the rear, ceiling spot lights and neutral décor finish this space with opening to the dressing room.

### Dressing Room

11'10" x 9'05" (3.61m" x 2.87m")

Currently used as a walk in dressing area this space on the upper floor could be used as wished, having neutral décor, wall mounted radiator and door leading to the games/storage room.

### Games Room

15'07" x 9'05" (4.75m" x 2.87m")

Another room which could have many different uses

or changed to suite a new lay out if wanted, currently having neutral décor and wall mounted radiator.

### Exterior

The property sits on a corner plot, the front has been separated in two, partly paved for off road parking with access to the double doors leading into the dining/play room, the second is mainly laid to lawn adding a splash of colour with path leading up to the main entrance door, a sweeping wall with decorative wrought iron fencing and gates enclose the front adding further to the privacy of this home.

To the rear is a well maintained fully paved garden and extra off road parking space if needed, fully enclosed with brick wall and fencing with wrought iron double gates, a storage area runs along the side of the property, access to the garage, bedroom one and bedroom three can be gained from the rear if wanted.

### Garage

Providing even more secure off road parking or storage space to this property, the garage can be access via a up and over door or uPVC side door, having power and lighting in place.



## Road Map



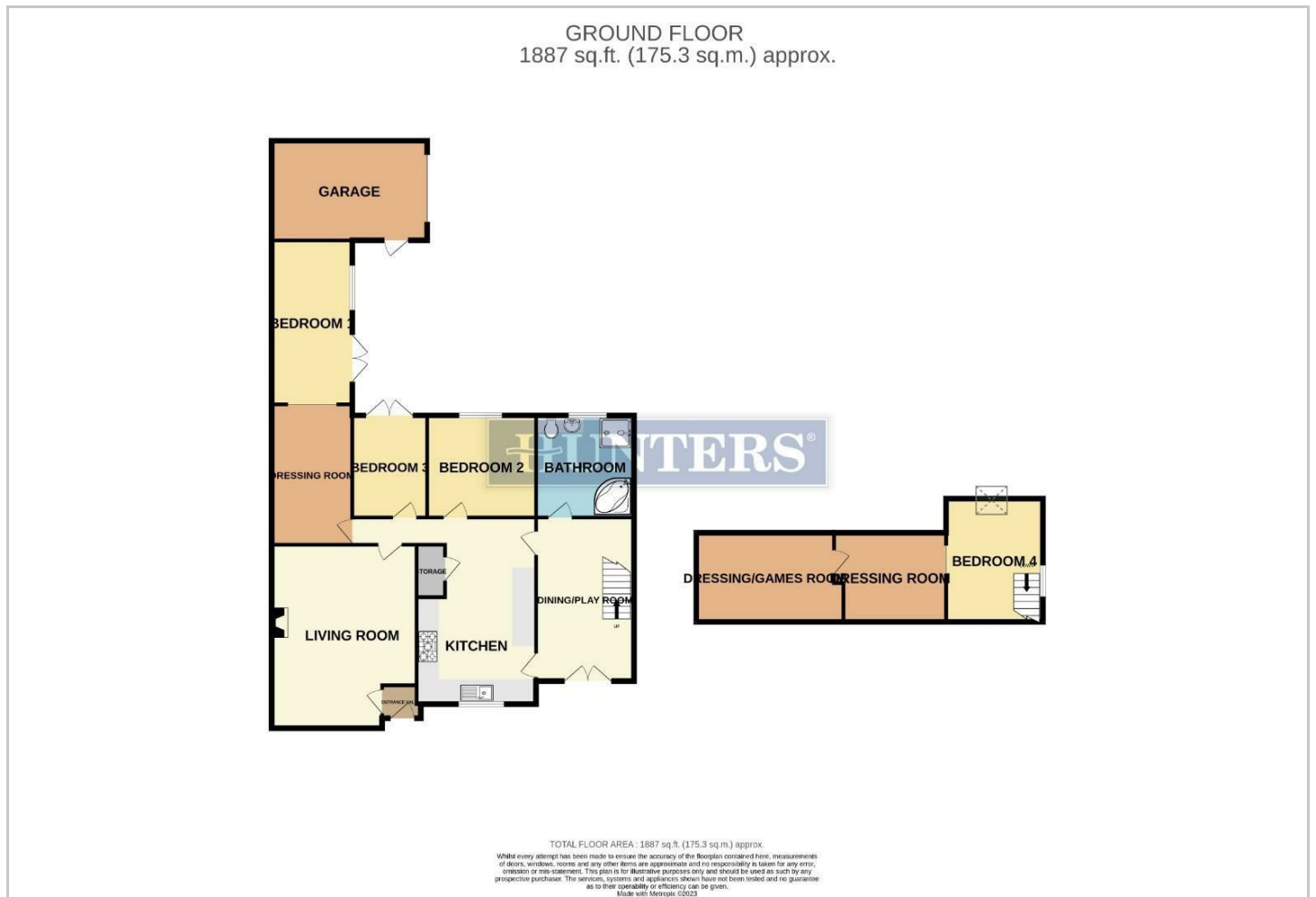
## Hybrid Map



## Terrain Map



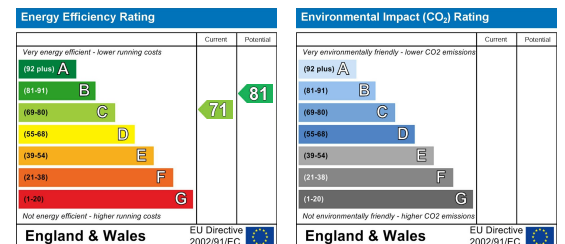
## Floor Plan



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.