



**11 Limes Close**  
Staincross, Barnsley, S75 6JS

**Guide price £280,000**



# 11 Limes Close

Staincross, Barnsley, S75 6JS

**Guide price £280,000**



GUIDE PRICE £280,000-£290,000

Nestled in the tranquil cul-de-sac of Limes Close, Staincross, Barnsley, this delightful detached house offers a perfect blend of modern living and picturesque countryside views. With no onward chain, this property presents an excellent opportunity for those seeking a seamless transition into their new home.

The residence boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The open-plan layout enhances the flow of the living areas, creating a warm and inviting atmosphere. The property features three well-proportioned bedrooms, ideal for families or those wishing to have a guest room or home office.

The recently modernised interiors are both stylish and functional, ensuring that the home is ready for immediate occupation. The bathroom is thoughtfully designed, catering to the needs of modern living.

Outside, the property is complemented by a garage and a driveway that accommodates multiple vehicles, a rare find in such a peaceful setting. The surrounding countryside views add to the charm of this home, offering a serene backdrop for everyday life.

This property is not just a house; it is a place where memories can be made. With its desirable location and modern amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely home your own.

## Open Plan Living

25' x 12' (7.61m x 3.65m)

The open plan living area is a bright and inviting space featuring a window that fills the room with natural light. It flows seamlessly into the dining area, which is positioned by sliding glass doors that open to the rear garden. The kitchen area is well fitted with light wood cabinetry, dark countertops, and a modern integrated oven, complemented by a small breakfast bar with seating for four, ideal for casual dining or entertaining.

## Kitchen Area

9'10" x 7'4" (3.01m x 2.23m)

The kitchen area adjacent to the open plan living space is fitted with matching light wood units and dark countertops. It benefits from a window overlooking the rear garden, creating a bright and practical cooking space. The kitchen also connects to a handy utility room that provides additional storage and workspace.

## Utility

5' x 8' (1.53m x 2.43m)

The utility room offers a practical space with a window, complementing the kitchen and providing additional storage and laundry facilities. It also offers direct access to the sun room, enhancing the flow between rooms and the garden area.

## Sun Room

11'5" x 8'10" (3.48m x 2.68m)

The sun room is a welcoming space with multiple windows and doors giving access to the garden, allowing plenty of natural light and a connection to the outdoors. It has a versatile layout suitable for relaxing or casual dining while enjoying garden views.

## Hallway

The hallway serves as a welcoming entrance with stairs leading to the first floor. It has a neat and tidy appearance with a window allowing light to enter, and a storage space beneath the stairs for convenience.

## Landing

The landing on the first floor is bright and offers access to the three bedrooms and bathroom. A window provides natural light, and the neutral décor continues the clean and airy feel of the home.

## Bedroom 1

12'8" x 12' (3.87m x 3.67m)

The largest bedroom features a window that fills the room with natural light and offers views outside. It has built-in storage cupboards, adding practical space for clothes and belongings. The neutral décor and soft carpet create a calm and restful environment.

## Bedroom 2

9'11" x 12'1" (3.02m x 3.68m)

This bedroom is comfortably sized with a window overlooking the rear garden. The simple layout and neutral tones provide a versatile space for sleeping or working from home. Also has built in storage cupboards.

## Bedroom 3

7'7" x 7'1" (2.31m x 2.16m)

The smallest bedroom is perfect as a nursery or study, featuring a window and neutral décor.

## Bathroom

The bathroom is modern and bright, fitted with a bath with an overhead shower, a wash basin with storage beneath, and a toilet. A window provides natural light and ventilation, while part-tiled walls add a contemporary finish.

## Rear Garden

The rear garden offers a peaceful and private outdoor space with mature trees and established planting. There is a paved patio area ideal for outdoor dining or relaxing, and the garden extends to a lawn bordered by stone walls and hedging, providing a lovely setting to enjoy countryside views beyond.

## Garage

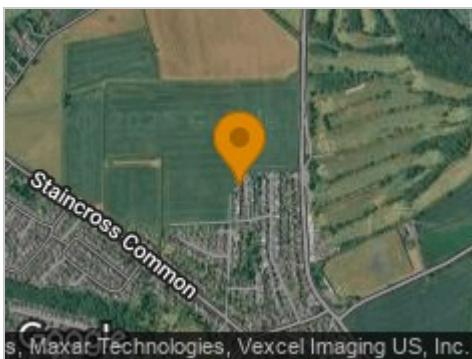
With power and lighting. Ideal for storage.



## Road Map



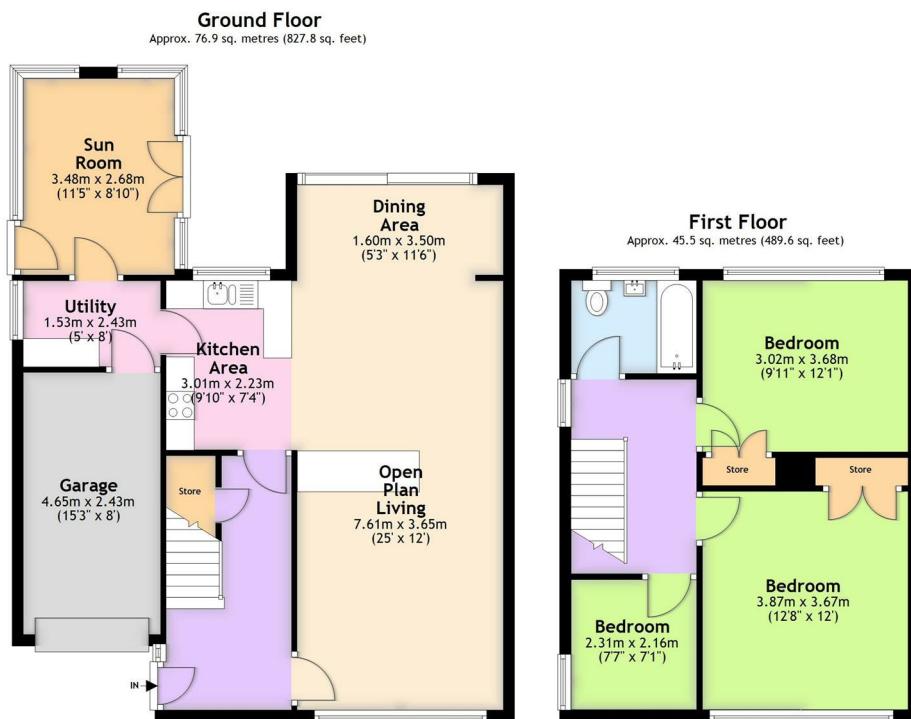
## Hybrid Map



## Terrain Map



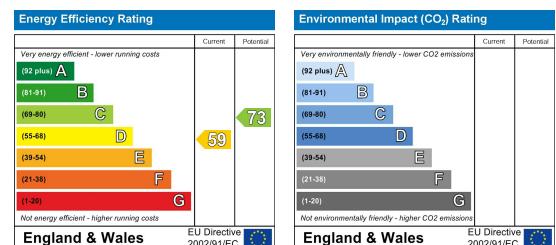
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.