



## 31 Willow Mews, Grimethorpe, S72 7FQ

Presenting this contemporary 4 double bedroom detached family home, ideally located in this popular development between Barnsley and Pontefract. This home has been designed to cater to modern family living with its thoughtful layout and stylish features.

The open plan kitchen diner serves as the heart of the home, with patio doors leading onto the garden, perfect for family gatherings and entertaining guests. The spacious living room is light and airy.

The property includes four generously sized double bedrooms, providing ample space for the entire family. The master bedroom is complete with its own en suite bathroom for added convenience and privacy.

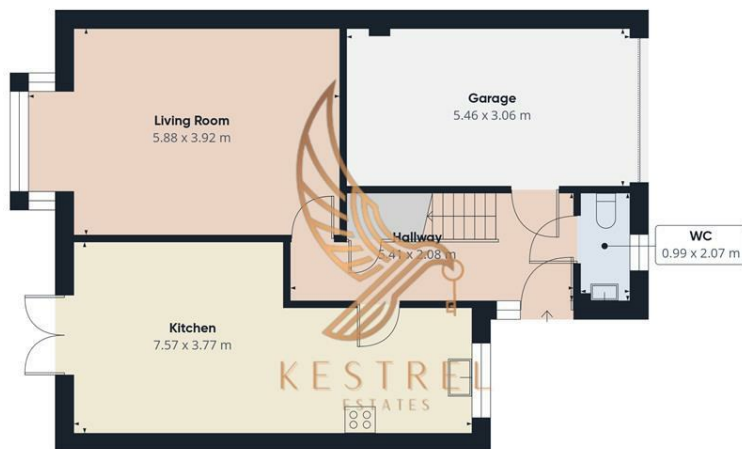
There is a downstairs WC and integrated garage, perfect for any family. Externally there is off road parking to the front and a well maintained enclosed garden to the rear and a grassed area to the side of the property too.

Situated in a prime location on this gorgeous development, this home benefits from excellent access to local amenities, schools, and transport links.

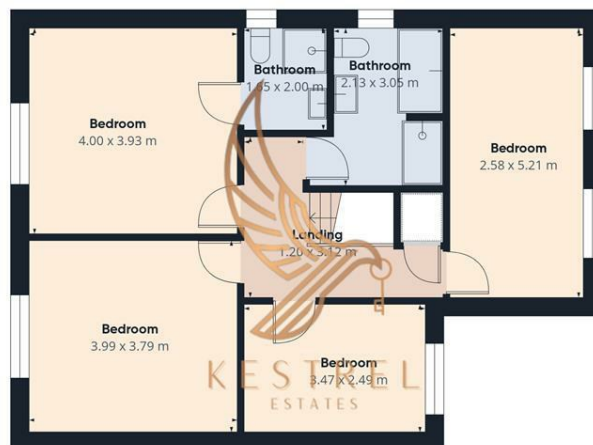
This property is perfect for any growing family and must be viewed to appreciate the space both inside and out

**£340,000**

- Beautiful 4 Bed Detached Home
- Great Location
- Spacious Lounge & Open Plan Kitchen Diner
- Modern Interior
- Kitchen with Integrated Appliances
- 4 Double Bedrooms
- Master With En-Suite
- Integrated Garage & Off Road Parking
- Close to Schools, Park, Amenities
- MUST VIEW!!



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
146.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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