



## 18 Old House Close

Hemingfield, Barnsley, S73 0QS

Offers In The Region Of £400,000



GUIDE PRICE £425,000-£450,000

STUNNING, SPACIOUS AND PERFECT FOR ENTERTAINING! Situated in the quiet yet popular area of Hemingfield, on the outskirts of Barnsley comes this spacious four bed detached property that would be perfect for growing families.

CALL TODAY TO BOOK YOUR VIEWING.



## GROUND FLOOR

### Entrance Hall

With wooden flooring, radiator and a staircase rising to the first floor landing.

### Bedroom Four

Having a front facing double glazed window, a multi-fuel burner standing on a stone hearth, a radiator and a built in storage cupboard.

### Office/Study

A useful space, currently being used as an office with a range of fitted office furniture including a desk and storage, there is wooden flooring and a front facing double glazed window.

### Lounge

A stunning principle reception room with a beautiful cast iron fire housed within a decorative fire surround, a radiator, TV and telephone points, a rear facing double glazed window and an opening to the kitchen/diner.

### Kitchen/Dining/Family Room

Spectacular, open plan dining kitchen and definitely the heart of this beautiful home. There is an extensive range of fitted wall and base units, worksurfaces with matching splash backs, a central island with a built in electric oven and hob and a circular breakfast bar. There is a slate tiling to the floor, Aga style cooker and tiled splash back, a wood burner, downlights to the ceiling, two integrated fridge freezers, an integrated microwave, integrated dishwasher, sink and drainer, a TV point, roof windows, a rear facing double glazed window and two sets of rear facing double glazed bi-fold doors to the garden.

### Utility

With a range of wall and base units, worksurfaces, plumbing for a washing machine and a front facing double glazed window.

### Downstairs WC

## FIRST FLOOR

Having a side facing double glazed window, built in airing cupboard and access to the loft.

### Master Bedroom

There is a front facing double glazed box window, fitted wardrobes, a radiator and access to an en suite shower room.

### En-Suite

Comprising of a low flush WC, wash basin, shower cubicle, tiling to the walls and floor, a radiator, extractor fan and a front facing double glazed window.

### Bedroom Two

There is a rear facing double glazed window and radiator.

### Bedroom Three

With a range of fitted wardrobes, a radiator and a rear facing double glazed window.

### Study Room

With a front facing double glazed window and a radiator. Former planning for extension of this room.

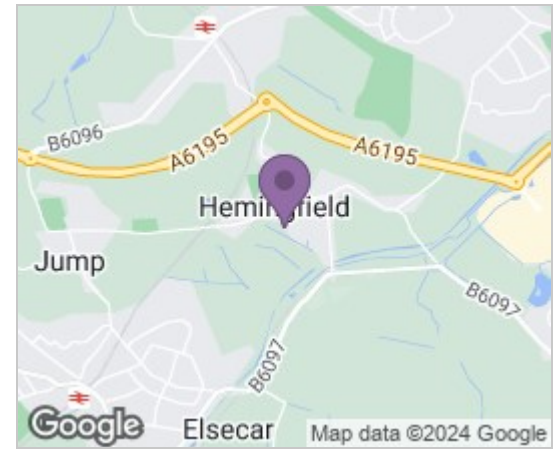
### Family Bathroom

Comprising of a fitted vanity unit housing a low flush WC and a wash basin, there is a jacuzzi bath with shower over and mixer shower attachment, tiling to the walls and floor, a radiator, extractor fan and a side facing double glazed window.

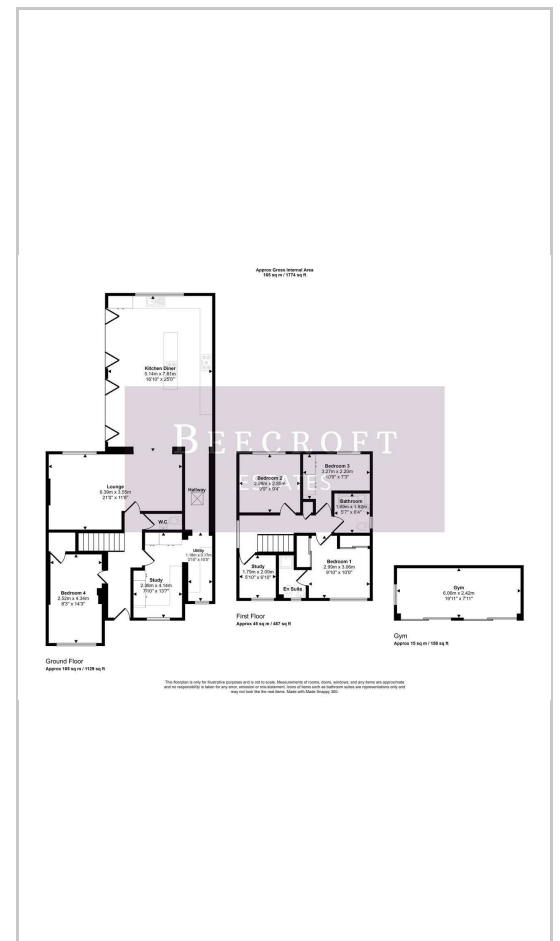
## OUTSIDE

The property stands on a large plot, to the front is a large double garage with an electric door, above is boarded for ample storage and room to extend with necessary planning, a good sized block paved drive providing off street parking for several vehicles. A fence and gate gives access to the side where there is a lawn which in turn leads to the rear of the property where there is a large patio, raised areas with mature shrubs and trees and there is access to a summer house which is currently utilised as a gym room with two sets of double glazed French style doors, power light and a multi-fuel burner. There is a gate with access onto the footpath.

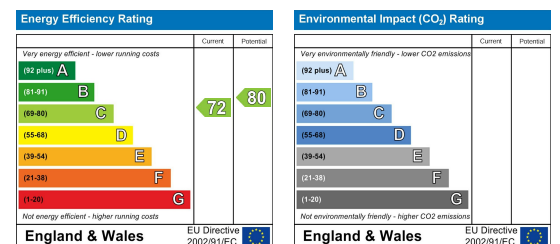
## Area Map



## Floor Plans



## Energy Efficiency Graph



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