



5 Highfield House, Mellwood Grove

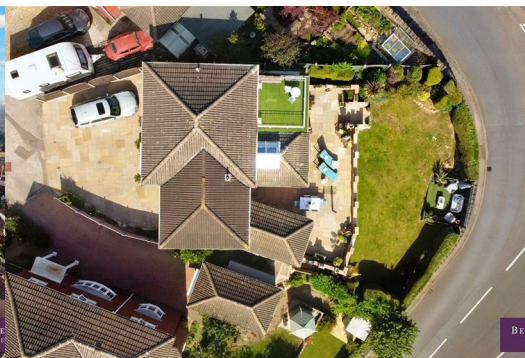
Hemingfield, BARNSELEY, S73 0PW

Offers Over £440,000



Introducing this remarkable family home, perfectly positioned to embrace breathtaking countryside views, and located in the highly sought-after village of Hemingfield. This four-bedroom detached house, nestled within a quiet cul-de-sac, epitomizes the charm of countryside living while offering the convenience of modern amenities. We urge you to arrange a viewing to truly grasp the immense appeal of this property.

CALL BEECROFT ESTATES TODAY !



GROUND FLOOR

Entrance Hall

Welcome to this inviting family home! As you step inside, you'll be greeted by a welcoming entrance hall that sets the tone for the rest of the property.

Dining Kitchen

This dining kitchen is more than just a place to prepare meals; it's a hub of activity, where you can enjoy the breathtaking views, entertain friends and family, and create culinary masterpieces in a well-appointed and visually appealing space. It's a testament to the modern lifestyle, offering both practicality and style. This kitchen is thoughtfully designed and fully equipped with modern conveniences. The Quartz worktops not only offer a sleek and stylish appearance but also durability and easy maintenance. The built-in hob with an integrated extractor not only saves space but also enhances the overall aesthetics of the kitchen.

Utility

The utility room's design mirrors the style and quality of the main kitchen, ensuring a seamless transition between the two spaces, with its matching Quartz worktops, under-cupboard lighting, sink unit, and integrated washing machine.

Lounge

The spacious front-facing lounge in this property is designed to offer comfort and versatility, making it an ideal space for relaxation and entertainment. The double doors between the lounge and the dining kitchen enhances the overall functionality of the living area. It not only facilitates social interactions but also allows for natural light to flow through both spaces, creating a bright and inviting atmosphere.

Downstairs WC

The inclusion of a downstairs WC in this property adds convenience and practicality to the living space.

FIRST FLOOR

Landing

Mastr Bedroom

The combination of spaciousness, double-glazed windows with stunning views, separate vanity units, and thoughtful design elements makes the master bedroom a true sanctuary within the home.

En-Suite

The ensuite bathroom is an essential feature for the master bedroom, it combines practicality with modern design elements to create a comfortable and stylish space.

Bedroom Two

This rear-facing double bedroom is a retreat within the home, offering a harmonious blend of indoor and outdoor living. Whether you're taking in the countryside views from the room's interior or stepping onto the balcony to fully immerse yourself in nature, this space provides a tranquil escape and a unique vantage point to appreciate the beauty of the surroundings.

Bedroom Three

A further double bedroom offers an abundance of natural light via the front facing double glazed window.

Bedroom Four

This bedroom is versatile whether it's used as a guest room, a child's bedroom, a home office, or a personal sanctuary. The built-in storage enhances its functionality.

House Bathroom

The house bathroom offers a three piece suite.

OUTSIDE

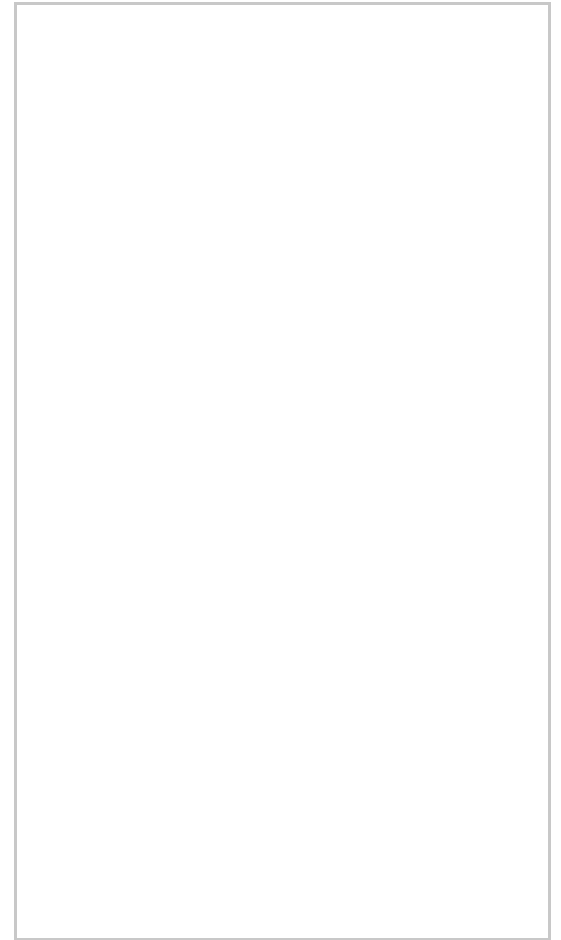
The outdoor space of this home is designed to offer a combination of practicality and leisure, providing a variety of areas for different activities and relaxation. The property boasts a generous driveway that offers ample off-road parking space. This is not only convenient for residents but also ideal for guests. The driveway leads to the integral garage which is double depth and accessible independently, providing secure parking or additional storage space for vehicles, tools, or equipment.

The rear garden offers various different seating areas, with an Indian stone patio space for outdoor dining, entertaining, or simply enjoying the fresh air. The expansive rear garden is primarily laid to lawn, creating a green and inviting space. It's perfect for recreational activities, gardening, or just soaking up the sun. In addition to the patio, there's another seating area in the garden, providing flexibility for outdoor seating arrangements and relaxation spots.

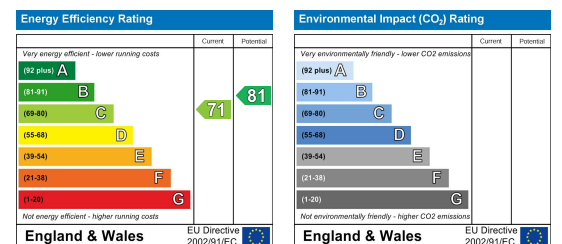
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftestates.co.uk www.beecroftestates.co.uk