



## 42 Edmunds Road

Worsbrough, Barnsley, S70 4TA

£325,000



Immaculate 3-Bedroom Detached Home in a Quiet Cul-De-Sac

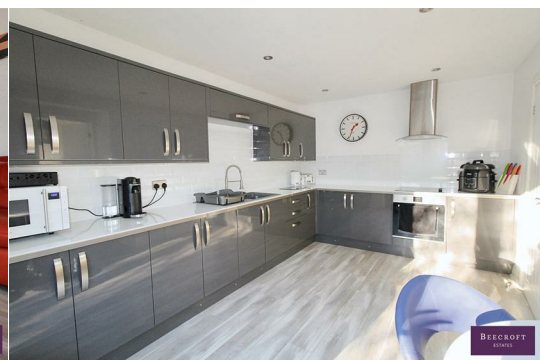
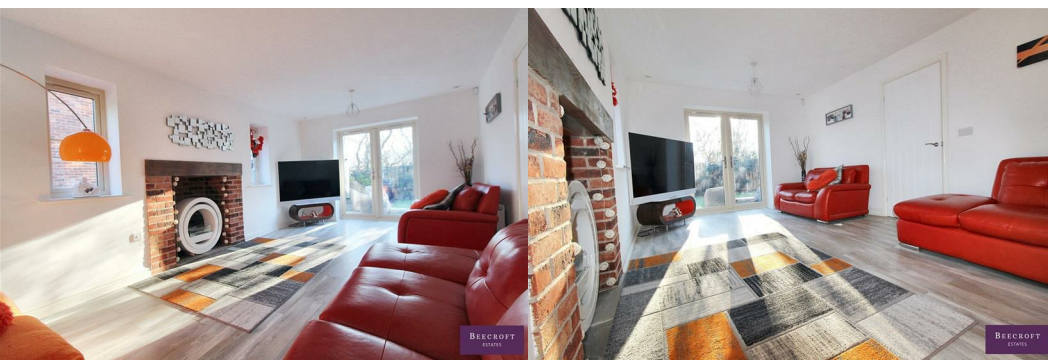
Nestled in a peaceful cul-de-sac, this newly built 3-bedroom detached home exudes modern elegance and has been thoughtfully finished to the highest standards.

The property welcomes you with a spacious dual-aspect lounge, complete with a feature fireplace, creating the perfect space to relax and unwind. The kitchen boasts contemporary fittings, ample room for a dining table, and a convenient utility area. For entertaining or family meals, the separate dining/sitting/bedroom four offers an inviting atmosphere and versatile space. A downstairs WC adds to the practicality of the ground floor.

Upstairs, the master bedroom impresses with its stylish en-suite bathroom, while two additional double bedrooms provide generous space for family or guests.

Externally, the property benefits from a detached garage/bar, a private driveway offering ample parking, and an enclosed rear garden ideal for outdoor gatherings or quiet moments.

Combining modern finishes with a serene location, this home is perfect for families or professionals seeking comfort, style, and convenience.





GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall having stairs which rise to the first floor landing.

LOUNGE

The dual-aspect lounge is a bright and versatile living space, designed to maximize natural light and comfort. Featuring laminate flooring throughout, the room combines style with practicality. A large, front-facing double-glazed window invites ample sunlight, while French doors at the rear open onto the garden, creating a seamless connection between indoor and outdoor living.

At the heart of the room lies a stunning feature fireplace, offering both warmth and a charming focal point. The neutral decor enhances the room's airy feel, providing a perfect canvas to personalise with furniture and accents. This lounge is ideal for both relaxed evenings and entertaining, offering a perfect blend of functionality and elegance.

DINING KITCHEN

The kitchen boasts a sleek and contemporary design, featuring an impressive range of modern, high-gloss wall and base units, perfectly complemented by durable worktop surfaces. Fully equipped for modern living, the space includes an integrated fridge/freezer, oven, hob, hood, ensuring a seamless cooking and dining experience.

A sink with a drainer is thoughtfully positioned to maximize workspace, while French doors and a separate UPVC door lead directly to the rear garden, flooding the kitchen with natural light and offering convenient access to outdoor areas. The room is further enhanced by a central heating radiator, ensuring a comfortable environment year-round. This well-appointed kitchen combines style, practicality, and functionality, making it the heart of the home.

UTILITY

The utility room is designed for both efficiency and practicality, featuring a range of base units and a spacious worktop surface, ideal for laundry and other household tasks. The room is equipped with plumbing to support various appliances, while a dedicated unit houses the combination boiler, ensuring it is neatly concealed yet easily accessible. This functional space is both a practical addition and a seamless extension of the home's utilities.

SITTING ROOM/BEDROOM FOUR

This versatile room is currently used as an office and sitting area, offering flexibility to suit various needs. Positioned at the front of the property, it benefits from a pleasant view and is bathed in natural light. With a central heating radiator ensuring warmth and comfort, this space could easily be transformed into a fourth bedroom, adapting to your changing requirements. Its adaptable nature makes it a valuable addition to the home, whether for work, relaxation, or as an extra bedroom.

DOWNSTAIRS WC

Having WC and wash hand basin, raditaor and extractor fan.

FIRST FLOOR

LANDING

A spacious landing area having a good size storage cupboard.

MASTER BEDROOM

The spacious master bedroom offers a serene and light-filled retreat, featuring dual-aspect double-glazed windows that flood the room with natural light while providing delightful views of the surrounding area. A dedicated dressing area adds both convenience and luxury, offering ample space for wardrobes and personal items. The room is comfortably heated by a central heating radiator, ensuring warmth throughout the year. Access to the en-suite completes this private sanctuary, making the master bedroom an ideal space for relaxation and personal comfort.

EN-SUITE

A three piece suite offering a shower cubicle, wc and wash hand basin, radiator and velux style window.

BEDROOM TWO

A double bedroom having a rear facing double glazed window and radiator.

BEDROOM THREE

A further double bedroom with a double glazed window and radiator.

HOUSE BATHROOM

A modern three piece suite comprising bath with shower over, wash hand basin and WC. Radiator and double glazed velux style window.

OUTSIDE

To the front is a buffer garden leading to the front door. To the side is a driveway and detached garage with up & over door and power supply. To the rear is an enclosed garden which is mainly laid to lawn with astro turf.

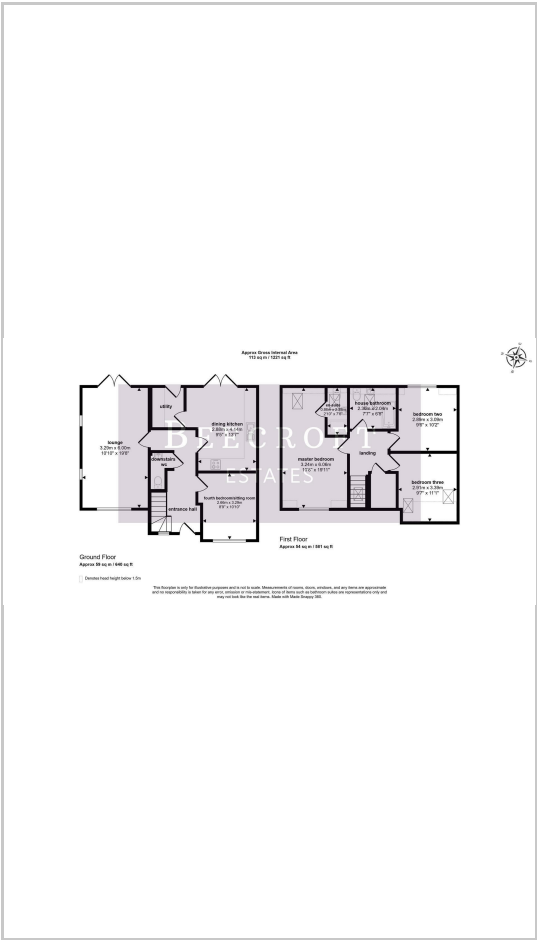
GARAGE

The garage has been thoughtfully converted into a stylish bar area, offering a unique and social space for relaxation and entertainment. Despite its transformation, the room retains the original remote-controlled roller shutter door, allowing for easy conversion back into a garage if desired. This dual-purpose feature adds flexibility to the home, offering the option to revert to practical storage or continue enjoying the current use as a functional and inviting bar area.

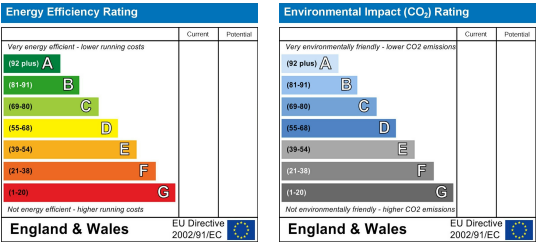
Area Map



Floor Plans



Energy Efficiency Graph



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