



BEECROFT
ESTATES

17 Old House Close

Hemingfield, Barnsley, S73 0QS

£270,000



Beautifully Presented Three-Bedroom Detached Home in Sought-After Hemingfield

Nestled in a peaceful cul-de-sac in the highly desirable village of Hemingfield, this stunning three-double-bedroom detached property is the perfect family home. Conveniently located close to well-regarded schools and local amenities, it offers both comfort and convenience.

Boasting a spacious and well-maintained private rear garden, a sweeping driveway, and a garage, this home is ready to move straight into. With its stylish presentation and generous living spaces, it provides the ideal setting for family life.

Don't miss the opportunity to view this exceptional home—schedule a viewing today!



GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall having radiator, laminate flooring and stairs which rise to the first floor landing.

LOUNGE

A bright and spacious lounge featuring a front-facing double-glazed window that allows plenty of natural light to fill the room. The stylish laminate flooring continues throughout, enhancing the modern and cohesive feel. A feature electric fire adds a cosy focal point, while a TV aerial point and radiator provide both entertainment and comfort.

DINING ROOM

A marvellous, bright, and spacious dining area featuring double doors that open from the lounge, allowing for a seamless open-plan layout if desired. The space benefits from a continuation of the stylish laminate flooring, enhancing the flow between rooms. A rear-facing double-glazed window lets in plenty of natural light, while a radiator ensures comfort throughout the year.

KITCHEN

A modern and recently fitted kitchen area boasting a stylish range of wall and base units, providing ample storage. The sleek worktop surface incorporates a sink unit with a mixer tap for added convenience. High-quality integrated appliances include an oven, hob, extractor unit, dishwasher and a built-in wine rack, combining functionality with contemporary design. A rear-facing double-glazed window and door allow natural light to brighten the space, while a radiator ensures year-round comfort.

UTILITY ROOM

The utility area offers practical convenience with plumbing for a washing machine and ample space for additional appliances. Designed to enhance functionality, it provides a dedicated space for household tasks while keeping the main kitchen area clutter-free.

DOWNSTAIRS WC

The cloakroom comprises a WC and a wash hand basin, offering practicality in a compact space. A window with obscure glazing ensures privacy while allowing natural light to enter. A radiator provides warmth and comfort, making this a well-appointed and functional addition to the home.

FIRST FLOOR

LANDING

A spacious landing area with storage cupboard.

MASTER BEDROOM

A spacious double bedroom featuring fitted wardrobes and a fitted dressing area, offering excellent storage and convenience. Two front-facing double-glazed windows allow for plenty of natural light, creating a bright and airy atmosphere. A door provides direct access to the en-suite, enhancing privacy and functionality.

EN-SUITE

A recently fitted en-suite featuring a modern shower cubicle, WC, and wash hand basin for a sleek and contemporary finish. A window with obscure glazing ensures privacy while allowing natural light to enter. A heated ladder rail adds both warmth and practicality, completing this stylish and functional space.

BEDROOM TWO

A spacious double bedroom featuring fitted wardrobes, a rear-facing double-glazed window, and a radiator for year-round comfort. Currently being utilised as an additional sitting area, this versatile space offers flexibility to suit individual needs, whether as a bedroom, home office, or relaxation space.

BEDROOM THREE

A further spacious double bedroom featuring fitted wardrobes, providing ample storage. A rear-facing double-glazed window allows for natural light while offering a peaceful outlook. The room is completed with a radiator, ensuring comfort throughout the year.

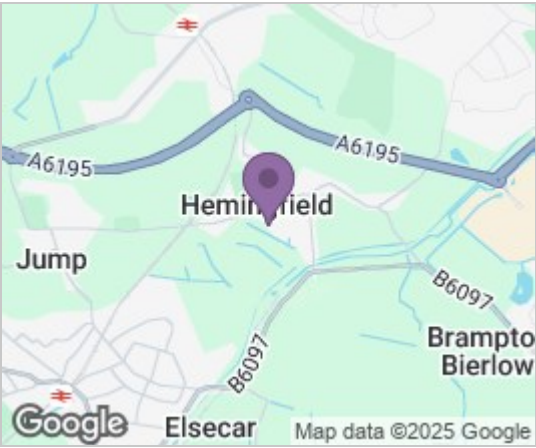
HOUSE BATHROOM

A generously sized family bathroom featuring a bath with a shower over, combining convenience and relaxation. The space also includes a wash hand basin, WC, and a heated ladder rail for added comfort. A double-glazed window with obscure glazing ensures privacy while allowing natural light to brighten the room.

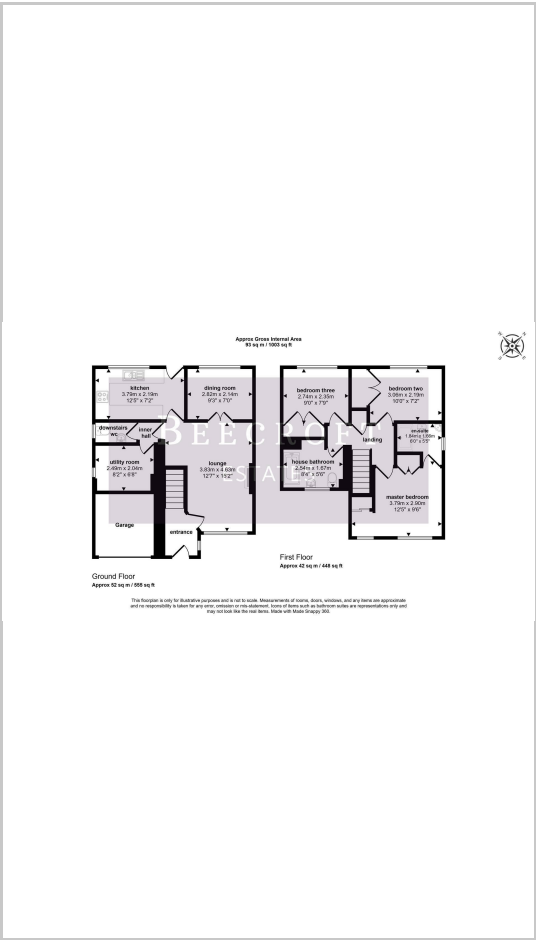
OUTSIDE

To the front, a block-paved sweeping driveway offers ample parking space and leads directly to the garage. At the rear, a generously sized garden provides a private, secluded area that is not overlooked, perfect for outdoor enjoyment. Additionally, there is a substantial storage shed running down the side of the property, offering practical space for tools or equipment.

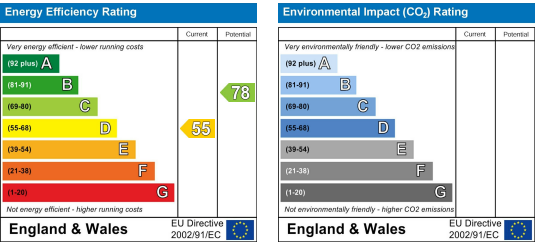
Area Map



Floor Plans



Energy Efficiency Graph



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