



## 47 Parkland View

, Barnsley, S71 5LG

Offers In The Region Of £270,000



A Stunning Family Home with Spacious Accommodation Over Three Floors

This beautifully proportioned family home is spread across three floors, offering a thoughtfully planned layout that ensures both practicality and comfort. Ideal for growing families, the property provides ample space for every need, from spacious living areas to well-sized bedrooms. Located in a prime spot, it is close to a wide range of amenities, perfect for everyday convenience. The surrounding area also offers fantastic walking routes, making it ideal for outdoor enthusiasts. With excellent transport links, this location offers easy access to major roads, ensuring seamless connections to surrounding areas. The nearby M1 motorway provides direct routes to Sheffield, Leeds, and Manchester, making commuting and travel convenient. Public transport options, including nearby train stations and bus routes, further enhance connectivity, allowing easy access to major cities and local amenities. This home truly offers something for everyone, blending family-friendly living with a perfect location.





GROUND FLOOR

ENTRANCE HALL

There is a front facing double glazed entrance door with stairs rising to the first floor landing.

UTILITY

A useful utility room which provides plumbing for a washing machine and space for a tumble dryer. Double glazed window and further storage area.

CLOAKROOM

Having a wc and wash hand basin, cupboard which provides storage for coats and shoes.

GARAGE

This good size garage provides ample space for a car and to the rear is a versatile space ideal for gym space.

FIRST FLOOR

LOUNGE

A bright and inviting front-facing reception room featuring a large double-glazed window that fills the space with natural light. The room boasts a charming feature fireplace, adding warmth and character, while a radiator ensures comfort year-round. Additionally, a TV aerial point provides modern convenience, making this an ideal space for relaxation or entertaining.

DINING ROOM

A bright and spacious dining room featuring double doors that open onto the rear garden, allowing for an abundance of natural light. The room offers ample space for a large dining table, making it perfect for entertaining or family meals. A radiator ensures comfort throughout the year, while the neutral décor provides a versatile backdrop for any style of furnishing.

KITCHEN

A well-appointed kitchen featuring a range of wall and base units, providing ample storage. The stylish worktop surface incorporates a sink unit with a modern mixer tap. Integrated appliances include an oven, hob, and extractor unit for a seamless cooking experience. A front-facing double-glazed window allows natural light to brighten the space, while a side-facing entrance door offers convenient access. A radiator ensures warmth and comfort throughout.

BEDROOM FIVE/STUDY

A front facing versatile room which can easily be utilised as bedroom five or a study.

SECOND FLOOR

MASTER BEDROOM

A spacious and well-designed master bedroom benefiting from a double front aspect, allowing for plenty of natural light. The room features fitted over-bed wardrobes on each side, with central cupboards and a matching set of drawers, providing ample storage. This elegant space also offers direct access to the en-suite for added convenience.

EN-SUITE

A well-appointed en-suite comprising a WC, a shower cubicle, and a pedestal wash hand basin. A side-aspect window allows natural light and ventilation.

BEDROOM TWO

A spacious double bedroom with a rear aspect, allowing for plenty of natural light. The room offers ample space for wardrobes, making it a versatile and comfortable living space.

BEDROOM THREE

A cozy small double bedroom with a rear aspect, benefiting from natural light. The room offers space for wardrobes, making it a practical and comfortable space for various uses.

BEDROOM FOUR

A front-aspect single bedroom, offering natural light and a cozy atmosphere. There is space to install your own storage solutions, making it a flexible room to suit your needs.

HOUSE BATHROOM

A well-equipped bathroom comprising a bath with a shower and a glass shower screen, providing the option for a relaxing soak or a quick shower. The room also features a WC and a pedestal wash hand basin. A side-aspect window allows for natural light and ventilation.

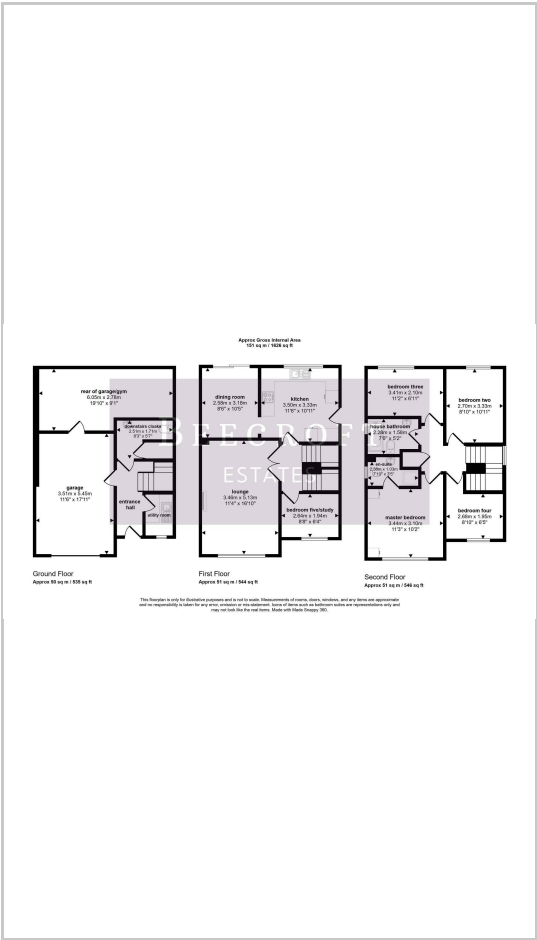
OUTSIDE

Greeting you at the property is an open driveway, providing convenient off-street parking leading to the garage. The rear garden is designed for low maintenance, with a paved bottom section perfect for entertaining or al fresco dining. The top section is laid to grass, adding a touch of greenery. Mature shrubs enhance the privacy and appeal of the space, making it an ideal spot for both relaxation and gatherings. A water supply is also available for added convenience.

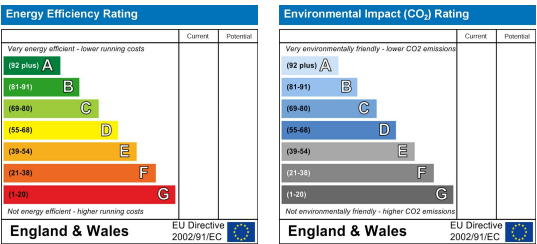
Area Map



Floor Plans



Energy Efficiency Graph



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