



BEECROFT
ESTATES

8 Windhill View

Grimethorpe, Barnsley, S72 7FW

£360,000



Stunning Four-Bedroom Detached Home

This immaculate four-bedroom detached home, only 4 years old, still looks brand new and has been meticulously maintained by the current owner. Perfectly suited for families, the property boasts a garage conversion currently being used as a playroom, offering a versatile space that could be adapted to your needs. The welcoming entrance hall leads to a bright and spacious living area, with all four bedrooms being generously sized. Situated on the edge of Grimethorpe, heading into Brierley, this home offers a peaceful setting while still being close to local amenities.

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GROUND FLOOR

ENTRANCE HALL

A spacious and welcoming entrance hall featuring high-quality Amtico flooring, a composite entrance door, and a double-glazed window that allows an abundance of natural light. A stylish staircase rises to the first-floor landing, enhancing the sense of openness.

LOUNGE

A well-proportioned and beautifully presented reception room featuring French-style doors with side panel windows leading to the rear garden, a radiator, and a TV aerial point.

DINING KITCHEN

An exceptional dining kitchen, perfect for family gatherings, featuring a range of wall and base units with a stylish worktop incorporating a sink unit with a mixer tap. Integrated appliances include a fridge freezer, oven, hob, extractor, microwave, dishwasher, and washing machine. There is ample space for a dining table and sofa, while a front-facing double-glazed window and French-style doors leading to the rear garden allow for plenty of natural light. A radiator provides warmth, and the Amtico flooring continues seamlessly throughout.

PLAYROOM

The converted garage provides an additional reception room, currently used as a playroom but offering versatile space to suit various needs. It also houses the combination boiler.

DOWNSTAIRS WC

Comprising a WC and wash hand basin, with a continuation of the Amtico flooring and a window with obscure glazing for privacy.

FIRST FLOOR

LANDING

Centrally boarded with light and drop down ladder.

MASTER BEDROOM

A well-proportioned master bedroom featuring a rear-facing double-glazed window, ample space for furniture, a radiator, and a door providing access to the en-suite.

EN-SUITE

A meticulously presented en-suite featuring a shower cubicle, WC, and wash hand basin, complemented by stylish part tiling, Amtico flooring, a heated ladder rail, and a window with obscure glazing for privacy.

BEDROOM TWO

A further well-proportioned bedroom featuring two front-facing double-glazed windows, stylish wall panelling, and a radiator.

BEDROOM THREE

A third well-proportioned room featuring a rear-facing double-glazed window, stylish wall panelling, and a radiator.

BEDROOM FOUR

A good-sized fourth bedroom featuring a front-facing double-glazed window and a radiator.

FAMILY BATHROOM

A well-maintained house bathroom featuring a four-piece suite comprising a double shower cubicle, bath, wash hand basin, and WC. The bathroom is complemented by part tiling, Amtico flooring, a heated ladder rail, and a window with obscure glazing for privacy.

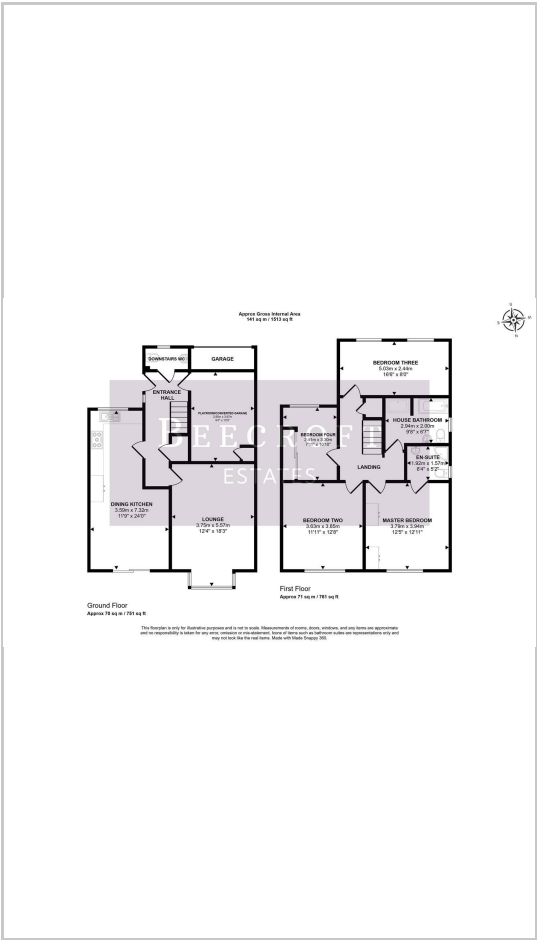
OUTSIDE

To the outside, there is a driveway providing off-road parking. To the rear, you'll find a good-sized private, enclosed garden that isn't overlooked, featuring a seating area.

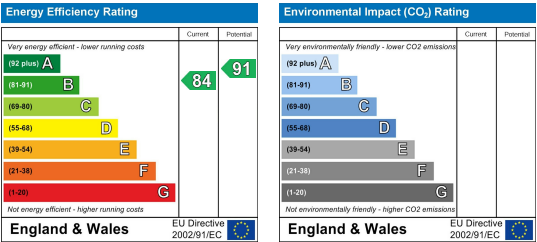
Area Map



Floor Plans



Energy Efficiency Graph



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