



22 Ravenna Close, Barnsley, S70 3QN

Offers In The Region Of £290,000

MERRYWEATHERS are excited to offer to the market this stunning four-bedroom detached property, situated in a quiet cul-de-sac, features spacious living areas, a modern open-plan kitchen, beautifully landscaped garden, ample parking, and unique amenities like a hot tub and summer house, making it perfect for families and couples with close access to public transport, local amenities, and schools.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

For sale is this stunning four-bedroom detached property, ideally positioned within a quiet cul-de-sac. This home is perfect for families and couples alike, offering close proximity to public transport links, local amenities, nearby schools, and parks.

As you enter the property, you'll find two welcoming reception rooms, both boasting large windows that fill the spaces with natural light. The first reception room provides a peaceful retreat, while the second is an open-plan space with underfloor heating, offering a direct gateway to the beautifully landscaped garden.

The modern open-plan kitchen is indeed a highlight, equipped with top-of-the-range appliances, an island, and a utility room. This spacious area also offers a dining space, making it perfect for family meals or entertaining guests.

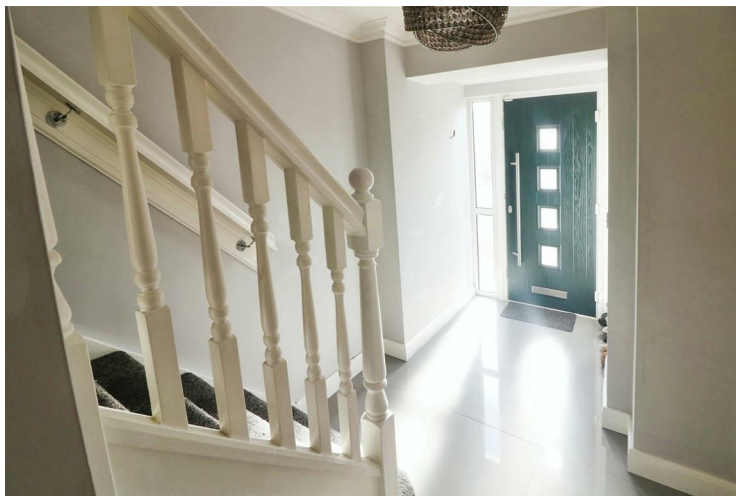
The property features four generous double bedrooms. The master bedroom includes an en-suite and built-in wardrobes, providing plenty of storage. The other three bedrooms are spacious, with two of them benefitting from built-in wardrobes.

Additionally, the property includes a family bathroom, which has been newly refurbished, and an en-suite attached to the master bedroom.

Unique features of this home include a garage, ample parking, a private garden, and a summer house. For those seeking relaxation, a hot tub is on hand, and full CCTV provides peace of mind.

The property falls within council tax band D. This remarkable property won't be on the market for long, so contact us today to arrange a viewing.

Entrance Hall



With a front facing composite entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 10'11" x 17'8" (3.35 x 5.40)



With a front facing upvc bay window, central heating radiator and decorative coving to the ceiling. The lounge benefits from natural décor with carpet to the flooring and double doors leading to the dining kitchen.

Kitchen Diner 26'7" x 8'11" (8.11 x 2.73)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with NEFF oven and induction hob with extractor hood above. The kitchen also benefits from an integrated dishwasher, separate wine fridge and an American style fridge freezer which the vendor will be leaving. The kitchen diner hosts one central heating radiator and underfloor heating.

Conservatory 15'1" x 17'10" (4.60 x 5.46)

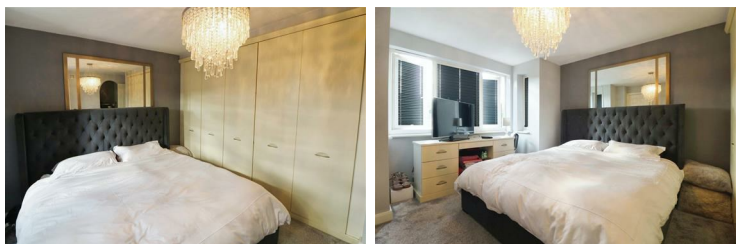


Built upon a brick base with upvc glazing to include rear facing entrance doors and enjoying views over the rear garden. The conservatory is a great space being open plan from the kitchen diner and hosts two central heating radiators and under floor heating.

Down Stairs WC 5'1" x 3'0" (1.56 x 0.93)

With a two piece suite comprising of a low flush WC, a hand wash basin and central heating radiator.

Bedroom One 12'0" x 11'1" (3.68 x 3.39)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

En Suite 5'5" x 6'4" (1.67 x 1.94)



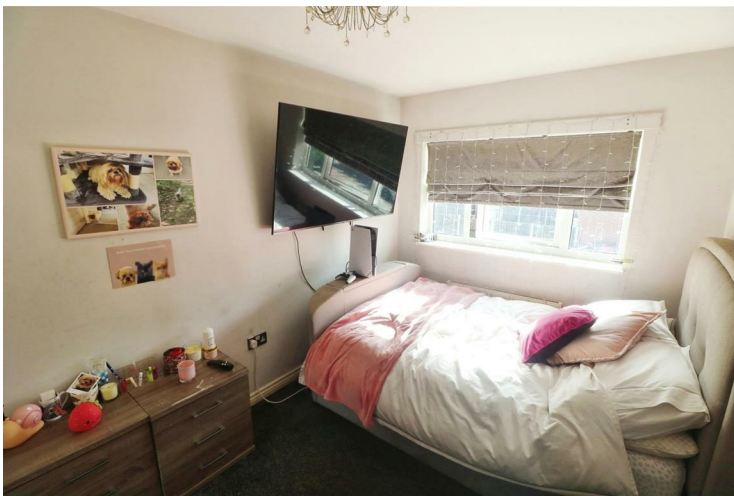
With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 9'8" x 12'10" (2.97 x 3.93)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 8'2" x 13'0" (2.49 x 3.98)



with a rear facing upvc window and central heating radiator. The room is of double size with carpet to the flooring and neutral décor.

Bedroom Four 10'11" x 10'1" (3.34 x 3.08)



with a rear facing upvc window and central heating radiator. The bedroom is of double size and currently used as a home office.

Bathroom 7'1" x 5'10" (2.16 x 1.79)



With a three piece suite comprising of a bath, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a block paved drive way

providing off road parking for multiple vehicles which in turn provides access to the integral garage.

Integral Garage 16'2" x 7'11" (4.93 x 2.42)

With a roller door to the front and access door from the kitchen the garage provides full lights and electrics and also host a utility space with plumbing for a automatic washing machine.

Rear Elevation



To the rear of the property is a split level garden with patio area, raised plant beds, timber summer house and hot tub. The garden has well established plants to include palm trees giving it an exotic feel perfect for entertaining on those hot summer days.

Material Information

Council Tax Band: D

Tenure: Freehold

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

www.merryweathers.co.uk

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

