

4 Bed
House - Detached
located in Grimethorpe

Wynn & Co
Sales and Lettings 

4 Quarry Drive
Grimethorpe
Barnsley
S72 7GB



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£395,000

*** OPEN PLAN FAMILY KITCHEN-DINER *** Nestled on the fringes of Grimethorpe, Barnsley, this stunning detached house on Quarry Drive offers a perfect blend of modern living and spacious comfort. Built in 2024, the property boasts a generous 1,572 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to provide both privacy and open spaces, ensuring that every member of the household can find their own nook to relax in.

The property features four well-proportioned bedrooms, providing ample space for family and guests alike. Each room is filled with natural light, creating a warm and welcoming atmosphere. The two modern bathrooms are equipped with contemporary fixtures, offering convenience and comfort for busy mornings or relaxing evenings.

The location of this home is particularly appealing, situated on a small select cul-de-sac of only 5 houses that is well-connected to local amenities and transport links. Whether you are looking to enjoy the tranquillity of suburban life or seeking easy access to the vibrant town centre, this property caters to all lifestyles.

In summary, this exceptional detached house on Quarry Drive is a rare find, combining modern design with practical living spaces. It is an excellent opportunity for those seeking a new family home. Do not miss the chance to make this beautiful property your own.

Entrance Hall

The entrance hall welcomes you with its bright and airy feel, featuring a blend of white and soft beige tones alongside warm wooden flooring. The space benefits from a storage cupboard and a staircase leading to the first floor, creating an inviting and practical entry to the home.

Cloakroom / WC

Housing a low level WC and vanity wash basin with feature half panelled walls and light wooden flooring which continues from the hallway.

Living Room

14'10" x 11'5" clear

The living room is a cosy yet spacious area, carpeted in a soft neutral shade and adorned with contemporary décor and artwork. Space for two large sofas which sit comfortably by the window, which is fitted with plantation shutters to control light and privacy, making this a perfect space for relaxing or entertaining.

Kitchen/Diner

18'2" x 15'3" max

An open plan kitchen and dining area stretches across the rear of the property, offering a modern and stylish space with sleek, dark cabinetry contrasted by white marble-effect work surfaces and a matching splashback. The kitchen island includes an induction hob with a striking cylindrical extractor hood above, surrounded by bar stools for casual dining. Large sliding doors open directly onto the garden, flooding the room with natural light and creating an ideal flow between indoor and outdoor living.

Utility Room

10'3" x 5'6"

The utility room is a practical space fitted with matching units and a stainless steel sink, perfectly complementing the kitchen. It offers a convenient area for laundry appliances and additional storage, with a door leading outside for easy access.

Family Room

14'11" x 10'3"

This cosy family room features a neutral carpet and light walls, with ample space for sofas and relaxation. Positioned adjacent to the kitchen/diner, it offers a comfortable setting for informal family gatherings, complete with a wood-burning effect stove adding warmth and a charming focal point.

Stairs and Landing

Staircase leads from the hallway with a feature wood and glass banister to a landing area with loft access.

Bedroom 1

18'4" x 16'10" max

The principal bedroom is a generous and restful retreat, boasting two windows with plantation shutters that flood the room with natural light. It features built-in wardrobes offering excellent storage and benefits from a well-appointed ensuite shower room off.

Ensuite

7'8" x 6'1" max

The ensuite shower room in the principal bedroom is fully tiled in a marble-effect finish and includes a walk-in shower, a vanity unit with basin, and a WC, providing a private and modern bathing space.

Bedroom 2

13'3" x 8'11"

Bedroom 2 is a thoughtfully designed room with built-in wardrobes and plantation shutters to the window. Its neutral décor and carpet create a calm atmosphere, making it a comfortable space for rest or study.



Bedroom 3

13'3" x 9'0"

Bedroom 3 benefits from built-in wardrobes and has a window that fills the room with light, complemented by soft carpeting and neutral walls. It is a versatile space suitable for guests, children, or a home office.

Bedroom 4

12'6" plus recess x 10'4"

Bedroom 4 is a spacious room featuring a built-in wardrobe and soft grey carpeting. The window is fitted with plantation shutters, providing a bright and airy feel that is easy to personalise.

Bathroom

10'2" x 7'11" max

The modern family bathroom is finished with elegant marble-effect tiles throughout and features both a bathtub and a separate shower cubicle. A contemporary vanity unit with sink and a WC complete this stylish and practical space.





Rear Garden

The rear garden is a delightful, enclosed outdoor space incorporating a well-maintained lawn with surrounding decking and paved patio areas. It offers a peaceful setting with seating areas perfect for entertaining or relaxing, framed by wooden fencing and natural rock outcrops that provide privacy and character.

Front Exterior

The front exterior of the property boasts a traditional stone façade with a modern dark grey front door and matching window frames. There are two driveways providing off-road parking, and the overall appearance is neat and inviting, reflecting the quality and style of the home within.



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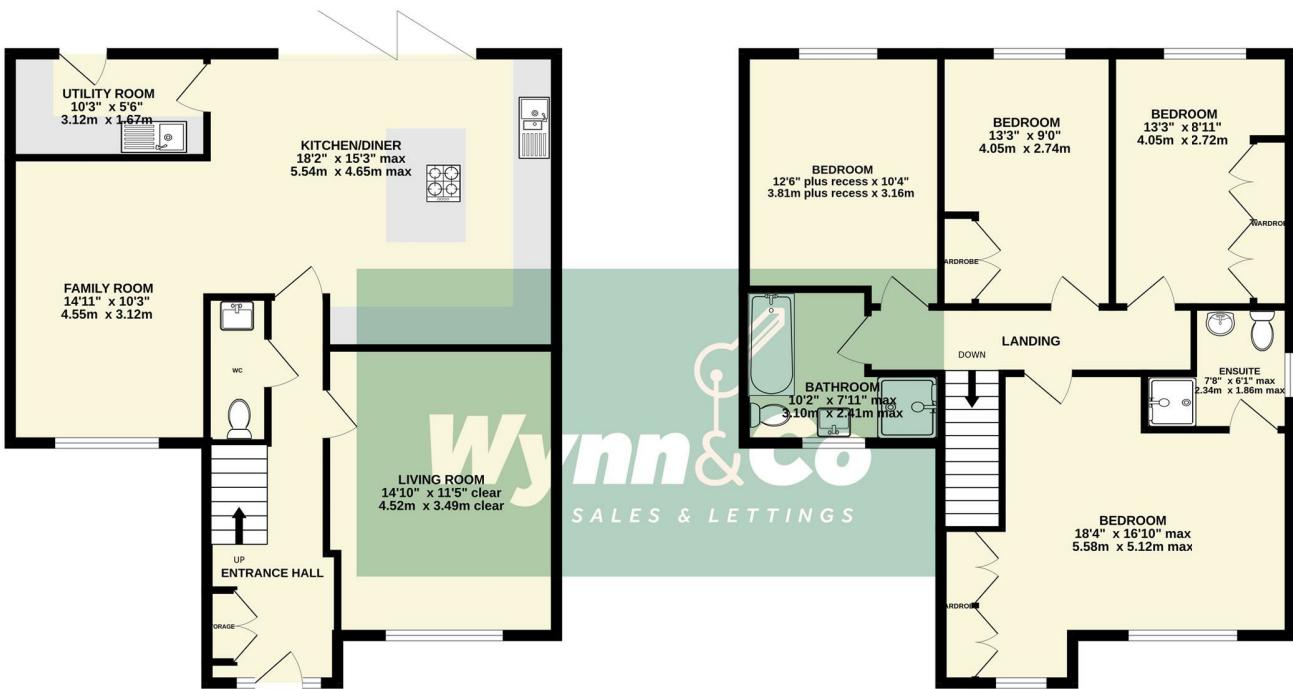


4 Quarry Drive, Grimethorpe, Barnsley, S72 7GB



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.

1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1572 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

DIRECTIONS

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