



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Dearne Hall Lane, Low Barugh, Barnsley, S75 1FX

£440,000

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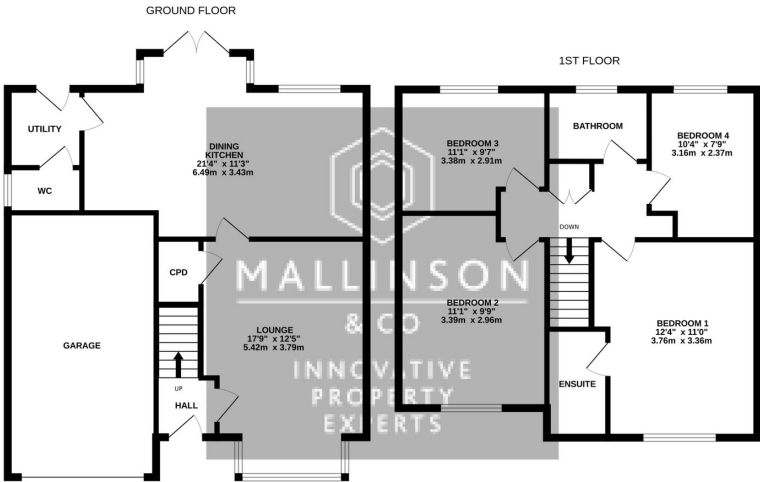
- DETACHED FORMER SHOWHOME
- IMPRESSIVE DINING KITCHEN & UTILITY
- EN-SUITE TO PRINCIPAL BEDROOM
- SUBSTANTIAL LANDSCAPED PLOT
- PRIVATE DRIVEWAY SERVING JUST THREE HOMES
- 4 DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- LOUNGE WITH LOG-BURNING STOVE
- NEWLY REMODELLED FAMILY BATHROOM
- GARAGE & OFF STREET PARKING FOR UPTO 6 CARS
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



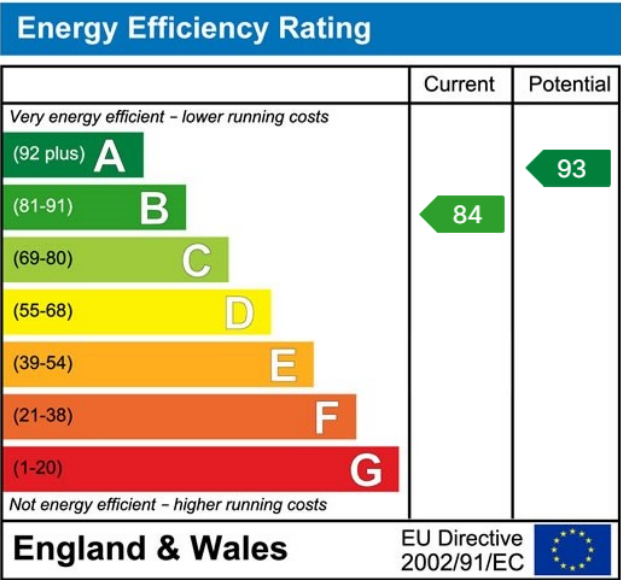
SUPERB FAMILY HOME! ... OCCUPYING AN ENVIABLE POSITION WITHIN THIS SOUGHT-AFTER BARRATT HOMES DEVELOPMENT. THIS OUTSTANDING FOUR-BEDROOM DETACHED HOME OFFERS A RARE OPPORTUNITY TO ACQUIRE A FORMER SHOWHOME SET WITHIN A BEAUTIFULLY LANDSCAPED PLOT, ON A PRIVATE DRIVEWAY SERVING JUST THREE HOMES, CREATING AN ATTRACTIVE AND PRIVATE SETTING. INTERNALLY, THE PROPERTY IS PRESENTED TO AN EXCEPTIONAL STANDARD. HIGHLIGHTS INCLUDE A FORMAL LOUNGE WITH LOG-BURNING STOVE, IMPRESSIVE DINING KITCHEN, SEPARATE UTILITY ROOM, DOWNSTAIRS WC, EN-SUITE FACILITIES TO THE PRINCIPAL BEDROOM AND A NEWLY REMODELLED HOUSE BATHROOM. EXTERNALLY, THE PROPERTY CONTINUES TO IMPRESS WITH A SUBSTANTIAL TARMAC DRIVEWAY PROVIDING PARKING FOR UPTO SIX VEHICLES, INTEGRAL GARAGE AND EXTENSIVE LANDSCAPED



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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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