

MARTIN CROFT

TWENTY ONE

Built in 2024 and further enhanced by the current owners, this immaculate four-bedroom detached home combines contemporary design, practical family living and a sought-after village setting. One of just four luxury properties within an exclusive gated development in Silkstone, the home offers beautifully presented accommodation, featuring spacious reception rooms, open-plan living and high-quality finishes throughout. Modern comforts include underfloor heating and air conditioning, while outside, a private low-maintenance garden with a generous patio and hot tub provides the perfect space to relax or entertain. Surrounded by countryside, attractive villages and walking routes, including the nearby Pennine Trail, this is a home ideally suited to modern family life. Enjoy an exclusive entrance as the electric gates open to your private postcode, arriving at a block-paved driveway providing off-street parking to accommodate three vehicles along with a fitted EV charger.





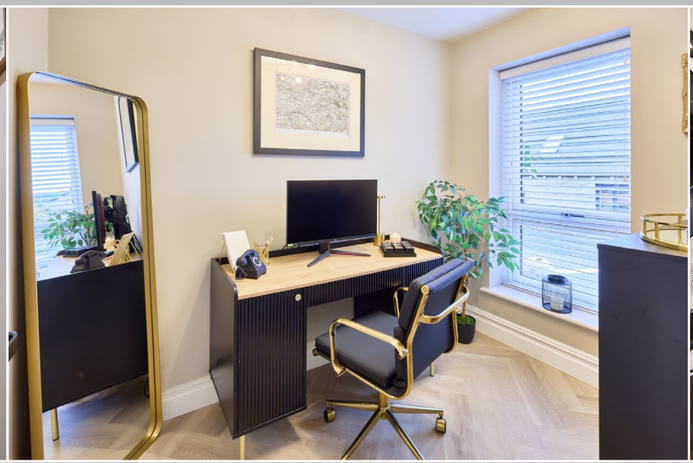
COHESIVE INTERIORS

The cohesive interiors are evident from the moment you step through the door, from decorative panelled doors to the calm and chic colour scheme. Herringbone Karndean oak-effect flooring with luxury underfloor heating ties the entirety of the ground floor together, with the exception of the lounge, which features cosy carpet underfoot.

DESIGNED FOR EVERYDAY LIVING

The front of the house is dedicated to practical spaces. A well-proportioned office with a large window is nestled by the door in a convenient, quiet spot away from the busy hub at the rear. An internal door from the hallway provides access to the garage, while a spacious W.C featuring a concealed cistern, neat wash basin and neutral tiles sits beneath the stairs. To the left is a stunning utility room, which features an external side access door and serves as the entrance point to the beautiful family kitchen. Designed to the same high specification, the utility room provides space for laundry appliances in addition to extra storage cupboards and a worktop area.









OPEN-PLAN PERFECTION

The incredible amount of light beaming across the kitchen from the lantern skylight and the full wall of bi-fold doors is one of the most appealing features of the open-plan space. A seamless L-shaped layout lends itself to a sociable family hub and a sense of togetherness, with a comfortable family snug area at one end and the dining table currently positioned at the other end to enjoy panoramic views of the garden.

Timeless grey shaker-style cabinetry, finished with quartz worktops and black hardware, conceals the integrated appliances and wraps around the dual wall-mounted ovens. A large central island housing the induction hob and wine cooler marries the two zones, providing a further casual seating option for pulling up a stool.





ROOM TO UNWIND

The whole ground floor layout makes hosting a dream, as the Crittall-style double doors lead straight into the lounge, with the option of creating a completely free-flowing space. The dual-aspect lounge provides a warm and cosy retreat, with the benefits of natural daylight flowing through from the kitchen and the tall symmetrical windows on one side. Minimalist décor makes the space a true blank canvas on which to position your furniture and artwork, creating a space that is truly your own to relax in.



LUXURY MASTER

Ascend to the first floor via the intricate balustrade staircase which creates a lovely gallery landing feature, alongside the large staircase window allowing further daylight to flood the upstairs spaces. Straight ahead is the impressive master bedroom, which is beautifully presented, featuring elegant neutral décor, air conditioning and bespoke fitted shaker-style wardrobes. The room offers ample space for a luxurious king-sized bed however the real highlight is the stunning en-suite, offering a touch of five-star hotel luxury.









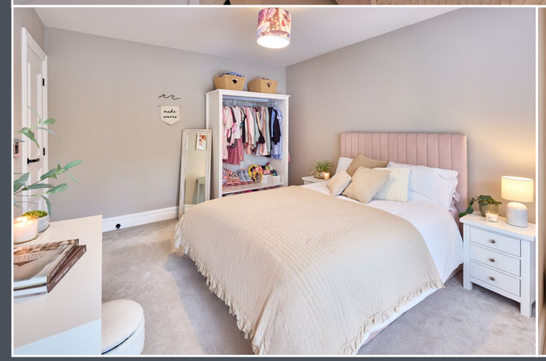
A contemporary natural concrete effect is achieved by combining fluted textured wall panels behind the modern W.C and inside the large walk-in shower enclosure. Black taps, shadow gap lighting and a huge rainfall showerhead finish the space to perfection, along with a wall hung vanity wash basin to store away your toiletries, keeping the clean lines and minimalist design.

ROOM TO GROW

Three further well-proportioned bedrooms provide ample floorspace for large furniture and space for the children to play. Large windows for desirable natural light come as standard, and high-quality carpets continue throughout the first floor for a seamless aesthetic.











GOLDEN TOUCH

The well-appointed family bathroom oozes elegance, featuring marble tiles from floor to ceiling paired with brushed gold hardware including a heated towel rail and wall mounted taps.

A white modern four-piece suite comprises a large free-standing bathtub, separate shower enclosure, wall-hung vanity wash basin with a wooden accent and W.C. A floating ceiling with shadow gap lighting and ambient wall lights make this a dreamy space to soak away the stress of the day.



GARDEN RETREAT

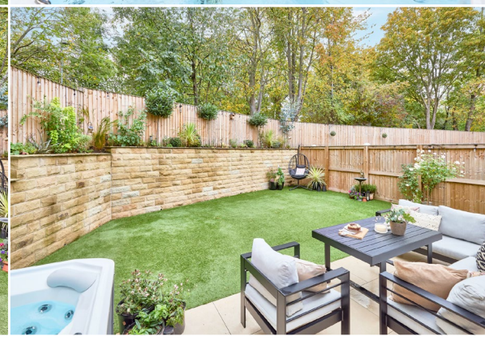
An immaculate patio spanning the width of the house is accessed via the kitchen bi-fold doors, and in the summer months this becomes an extension of the dining space with room for a large outdoor table. Parties can go on late into the evening when it's time to relax in the hot tub.











An attractive stone wall with beautifully planted borders and secure fenced boundaries frame the low-maintenance artificial lawn, providing an ideal space for children to play – shrouded in privacy thanks to the mature trees at the rear. Access is available down the neat, paved paths down both sides of the property, providing passage to the front.

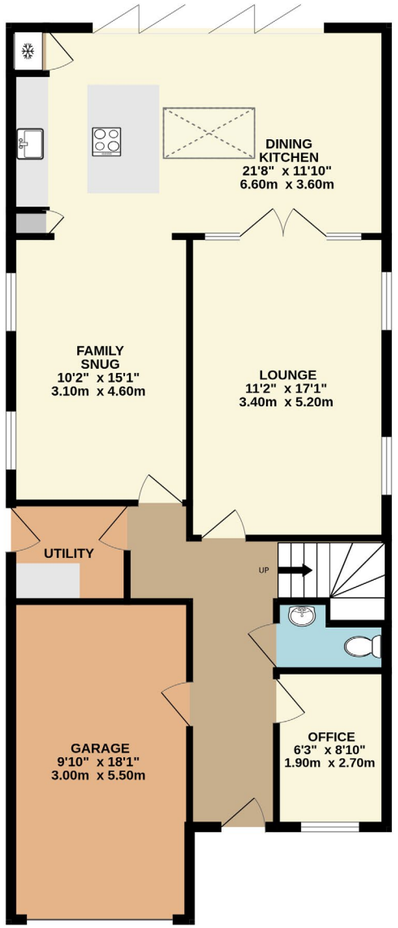




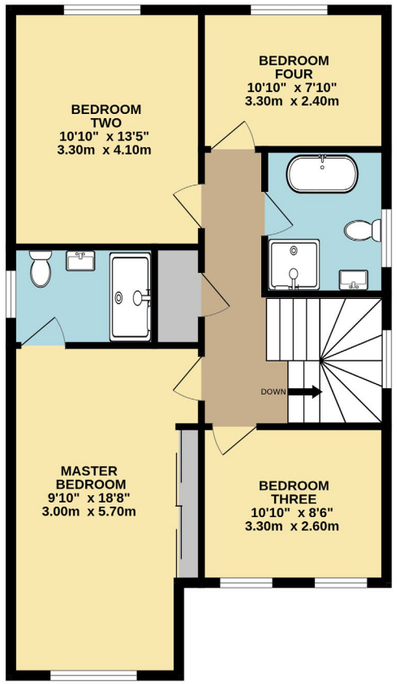
AREA TO EXPLORE

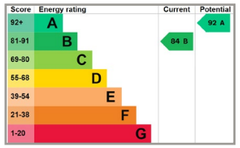
Located in the foothills of the Pennines and just four miles from Barnsley, is the historic village of Silkstone. With the property backing onto the Pennine trail, scenic nature walks are abundant from your doorstep. Convenient amenities of the village include a supermarket, traditional pubs and the attractive Pot House Hamlet shopping courtyard which features a cafe, dog groomers, independent gift shops and a garden centre. Younger members of the family will enjoy the local petting farm, and the village sports pavilion is home to both junior and senior cricket, football and trail running teams. Slightly further afield is the much-loved Cannon Hall Farm and Gardens - just ten minutes away for a wonderful family day out. The M1 is close by for a convenient commuter transport link, plus the local catchment schools including Penistone Grammar are highly regarded.

GROUND FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.





TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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KEY FEATURES

- Four Bedroom Detached Home Within an Exclusive Gated Development
- Contemporary Open-Plan Kitchen, Dining and Family Space with Bi-Fold Doors
- Modern Comforts Including Underfloor Heating and Air Conditioning
- High-Specification Shaker Kitchen with Quartz Worktops, Central Island and Integrated Wine Cooler
- Separate Cosy Lounge with Crittall-Style Double Doors
- Dedicated Home Office, Separate Utility Room and Downstairs W.C
- Spacious Master Bedroom with Bespoke Fitted Wardrobes and Luxury En-Suite
- Elegant Four-Piece Family Bathroom with Brushed Gold Fixtures
- Private Landscaped Garden with Indian Stone Patio, Lawn Area and Hot Tub
- Integral Garage and Block-Paved Driveway Providing Parking for Three Vehicles
- Freehold Property and Council Tax Band F

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/// WHAT3WORDS: living.ambushes.love

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