



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Doncaster Road, Barnsley, S71 5EF

Offers Over £575,000

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- FOUR DOUBLE BEDROOMS
- TWO EN SUITE BATHROOMS
- OPEN-PLAN KITCHEN AND DINING
- GALLERIED ENTRANCE HALL
- UNDERFLOOR HEATING
- ELECTRIC GATED ACCESS & AMPLE PARKING
- DETACHED DOUBLE GARAGE
- PRIVATE LANDSCAPED GARDEN
- MODERN TECHNOLOGY
- SOLAR PANELS INCLUDED



A SIMPLY OUTSTANDING FAMILY HOME. INDIVIDUALLY DESIGNED AND CONSTRUCTED WITH THE HIGHEST ATTENTION TO DETAIL, THIS TRULY REMARKABLE FOUR-BEDROOM DETACHED HOME OFFERS SPACIOUS AND LUXURIOUS ACCOMMODATION OVER THREE FLOORS. SHOWCASING MODERN CONTEMPORARY STYLING, UNDERFLOOR HEATING, A SHOW-STOPPING OPEN-PLAN KITCHEN AND TWO EN-SUITE FACILITIES, THIS HOME HAS BEEN THOUGHTFULLY CRAFTED TO MEET THE NEEDS OF A MODERN FAMILY LIFESTYLE.

SET BEHIND ELECTRIC GATES WITH AMPLE OFF-STREET PARKING AND A DETACHED DOUBLE GARAGE, THE PROPERTY SITS WITHIN CLOSE PROXIMITY TO A WIDE RANGE OF LOCAL AMENITIES AND ENJOYS EXCELLENT TRANSPORT LINKS VIA THE M1 MOTORWAY AND DEARNE VALLEY PARKWAY. WITH HIGH-END FINISHES AND SPECIFICATIONS, THIS REALLY MUST BE CONSIDERED A SUPERB HOME TO BE HAD.



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TOTAL FLOOR AREA: 2592 sq.ft. (240.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



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