



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Broomhead Court, Mapplewell, Barnsley, S75 6LS

Offers In Region Of £309,995

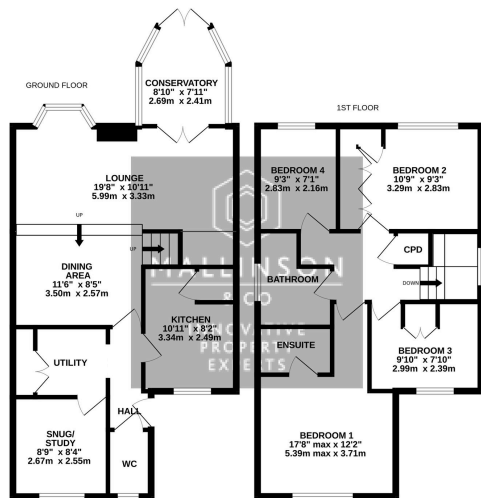
 4  2  2



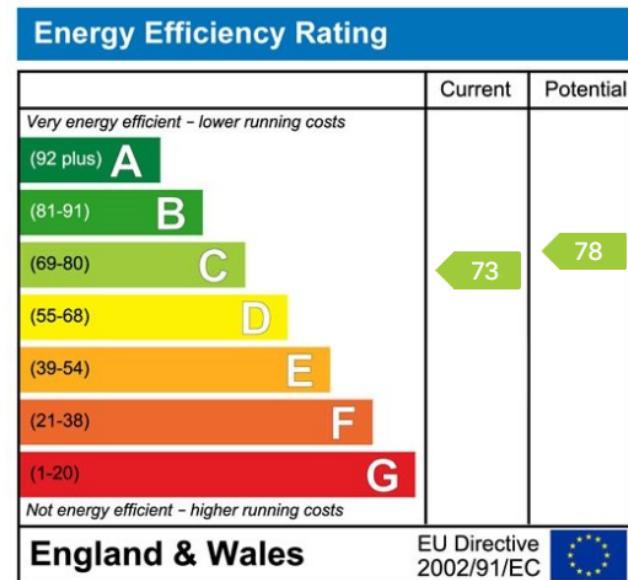
- SUBSTANTIALLY EXTENDED FOUR BEDROOM DETACHED HOME
- OPEN PLAN LOUNGE/ DINING AREA
- EN SUITE TO BEDROOM ONE
- MODERNISED BATHROOMS
- PRIVATELY ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC
- LARGE REAR CONSERVATORY
- VERSATILE SNUG / HOME OFFICE
- OFF STREET PARKING VIA DRIVEWAY
- ACCESS TO AMENITIES, SCHOOLING AND M1



TAKE A LOOK AT THIS... LOCATED IN A QUIET, TUCKED-AWAY CUL-DE-SAC POSITION WITHIN MINUTES OF MAPPLEWELL CENTRE, IS THIS WELL PRESENTED AND SUBSTANTIALLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME. BOASTING VERSATILE OPEN PLAN LIVING SPACES, A GENEROUS CONSERVATORY EXTENSION, EN SUITE TO THE PRINCIPLE BEDROOM, AND A PRIVATELY ENCLOSED REAR GARDEN, THE PROPERTY IS IDEALLY SUITED TO THE GROWING FAMILY OR PROFESSIONAL COUPLE, WITH EXCELLENT ACCESS TO LOCAL AMENITIES, HIGHLY REGARDED SCHOOLING AND THE M1 MOTORWAY NETWORK, AN EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SPACE AND POTENTIAL ON OFFER.



TOTAL FLOOR AREA: 1220 sq ft (112.4 sqm) approx.
While every effort has been made to ensure the accuracy of the floor plan, the dimensions of the rooms, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used as a guide to the general layout of the property. The actual floor area may vary from the area shown on the plan and no guarantee is made as to the accuracy of the floor area.



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT