



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# The Balk, Staincross, Barnsley, S75 6JJ

£675,000

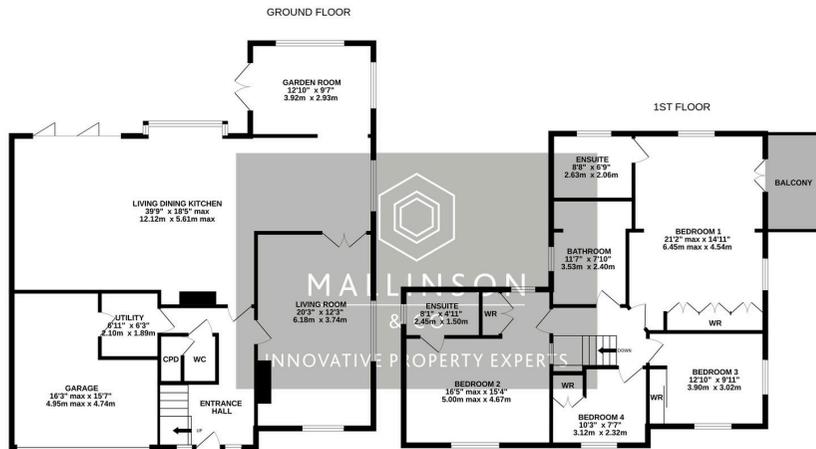
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- EXECUTIVE DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- 2 EN SUITE BEDROOMS
- GARAGE & DRIVEWAY
- BALCONY WITH FAR REACHING VIEWS
- 4 BEDROOMS
- SUPERB KITCHEN DINER
- DOWNSTAIRS WC & FAMILY BATHROOM
- GARDENS TO FRONT & REAR
- NO ONWARD VENDOR CHAIN



LUXURY LIVING MEETS OPEN COUNTRYSIDE ... OCCUPYING A HIGHLY DESIRABLE POSITION ON THE BALK, STAINCROSS, THIS SUBSTANTIAL AND IMMACULATELY PRESENTED DETACHED FAMILY HOME OFFERS LUXURIOUS, VERSATILE LIVING ACCOMMODATION WITH OUTSTANDING ATTENTION TO DETAIL THROUGHOUT. HIGHLIGHTS INCLUDE AN IMPRESSIVE KITCHEN DINING EXTENSION WITH BI-FOLDING DOORS AND ELECTRONICALLY OPERATED ROOF WINDOWS, MULTIPLE RECEPTION SPACES, FOUR BEDROOMS WITH TWO EN-SUITES, BALCONY TO THE PRINCIPAL BEDROOM, UNDERFLOOR HEATING, INTEGRATED NEFF APPLIANCES, AND BEAUTIFULLY LANDSCAPED GARDENS. THE PROPERTY FURTHER BENEFITS FROM ELECTRIC GATED ACCESS, INTERCOM SYSTEM, INTEGRAL GARAGE, UTILITY ROOM AND EXTENSIVE BUILT-IN STORAGE, CREATING AN EXCEPTIONAL HOME FOR MODERN FAMILY LIVING.



TOTAL FLOOR AREA : 2266 sq.ft. (210.5 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. Made with Metrage 02/20.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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