



## Church Lea, Barnsley, S74

**£350,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 5

An excellent, spacious, stone-built 5 double bedroom family home, with three ensuites and a generous private garden, positioned at the end of a quiet cul de sac. There are also wonderful countryside views from two of the bedrooms. The significantly extended, stone-built property is spread ov

## Key features:

- 5 Bedrooms
- High Specification
- Lovely Garden
- Countryside Views
- Close to open countryside
- Ofsted 'Good' school nearby
- En-suite to 3 bedrooms
- End Cul-de-sac location

## Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band E (£2217.06 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



An excellent, spacious, stone-built 5 double bedroom family home, with three ensuites and a generous private garden, positioned at the end of a quiet cul de sac. There are also wonderful countryside views from two of the bedrooms.

The significantly extended, stone-built property is spread over three floors and occupies a prime end of cul-de-sac position. It boasts a large dining kitchen, two reception rooms, conservatory and a gym/office room situated in the converted double garage. Having 5 double bedrooms, 3 with ensuites this property provides a vast amount of space. Presented to a high standard viewing is essential (virtual viewings can be arranged). There is a generously-sized, enclosed private garden including a split level hardwood decking area to the rear and lawned area and double drive to the front.

The house is located on the outskirts of Howland with fields and woods 1 minute walk away. Howland centre

The house is located on the outskirts of Hoyland with fields and woods 1 minute walk away, Hoyland Centre within walking distance and close access to the M1 providing a great area to commute to Leeds or Sheffield (or anywhere in between).

## Entrance hall

On entering the house you are greeted with a pleasant hall area with solid wood flooring, stairs to first floor landing, complimentary coving, radiator and doors leading to lounge, gym room, downstairs w.c. and kitchen.

## Downstairs w.c.

Recently upgraded by the current owners, there is a marble-topped hand basin, low flush wc, tiled floor and metro style tiled wall.,

## Lounge 5.31m x 3.33m

Front facing double glazed bay window, laminate flooring, complimentary coving, electric fire set into the fireplace with solid wood beam above, radiator and double glazed window to side. Part glazed double oak doors providing a flowing entrance into the dining room.

## Dining room 3.23m x 3.33m

Currently used as a play room, but with ample space for a large dining table and chairs, radiator, part glazed door leading to the dining kitchen and double glazed French doors to the conservatory.

## Conservatory 4.95m x 3.71m

A large bright space giving great views across the garden. Wall light and ceiling lights, radiator and double doors leading to garden.

## Kitchen 3.56m x 2.79m

A good sized, L shaped dining kitchen with a continuation of the solid wood floor from the hall, double glazed French doors and window to rear aspect. An ample number of shaker style wall and base units with solid wood worktops and a Belfast sink. Space for a dishwasher, fridge freezer and 80cm range cooker under a stainless steel extractor fan. Part glazed solid wood door leading to utility room.

## Utility room

A useful room with access to the back garden, double glazed window to side, base units with wood effect laminate surfaces, underneath there is space and plumbing for automatic washing machine and tumble dryer. There is also a radiator and solid wood floor.

## Games Room 4.90m x 5.03m

An excellent, versatile open space, currently used as an office, gym and storage. Single glazed window to side aspect and radiator, corner cupboard housing the Glowworm boiler which was installed by the current vendors in August 2017.

## 1st floor

A large landing area provides access to four bedrooms, stairs to bedroom 5, the house bathroom and bathroom and two airing cupboards.

### Master bedroom 6.27m x 3.15m

A good sized master bedroom incorporates two double glazed windows to rear aspect, complimentary coving and two radiators.

### En-Suite

With walk in dual headed shower, pedestal hand basin, wc, towel radiator and tiled floor. Double glazed window to side aspect.

### Bedroom Two 3.66m x 3.35m

A good sized double bedroom with double glazed window to front offering far reaching views, complimentary coving, radiator and door through to the 2nd ensuite.

### En-Suite 2

Obscured double glazed window to front, shower cubicle with electric shower, pedestal hand basin, w.c., floor to ceiling wall tiles, shaver point and tiled floor.

### Bedroom Three 5.05m x 3.07m

A further good sized double room with two double glazed windows to rear aspect and two radiators and door leading through to final ensuite.

### En-Suite

Double glazed obscured window to side aspect, shower cubicle, pedestal hand basin, wc and radiator.

### Bedroom Four 3.48m x 2.13m

Double glazed window to front, spotlights to ceiling and radiator.

### Bathroom

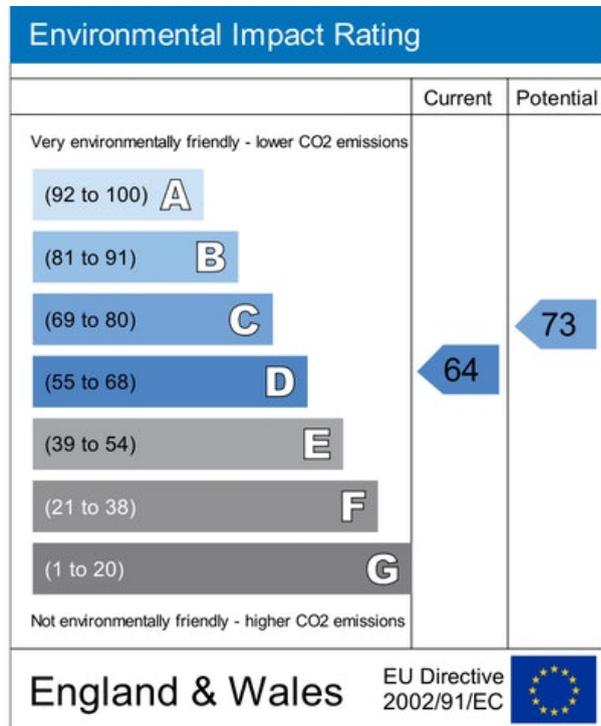
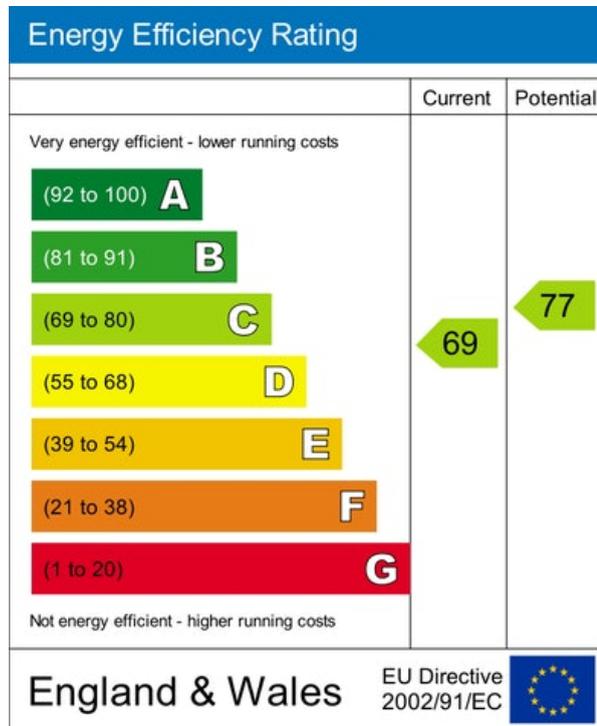
A large spacious family bathroom with a striking free standing roll top bath, front facing obscured double glazed window, pedestal hand basin, wc, panelled walls and towel radiator.

Stairs leading to Fifth Bedroom

### Bedroom Five 5.11m x 3.76m



### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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