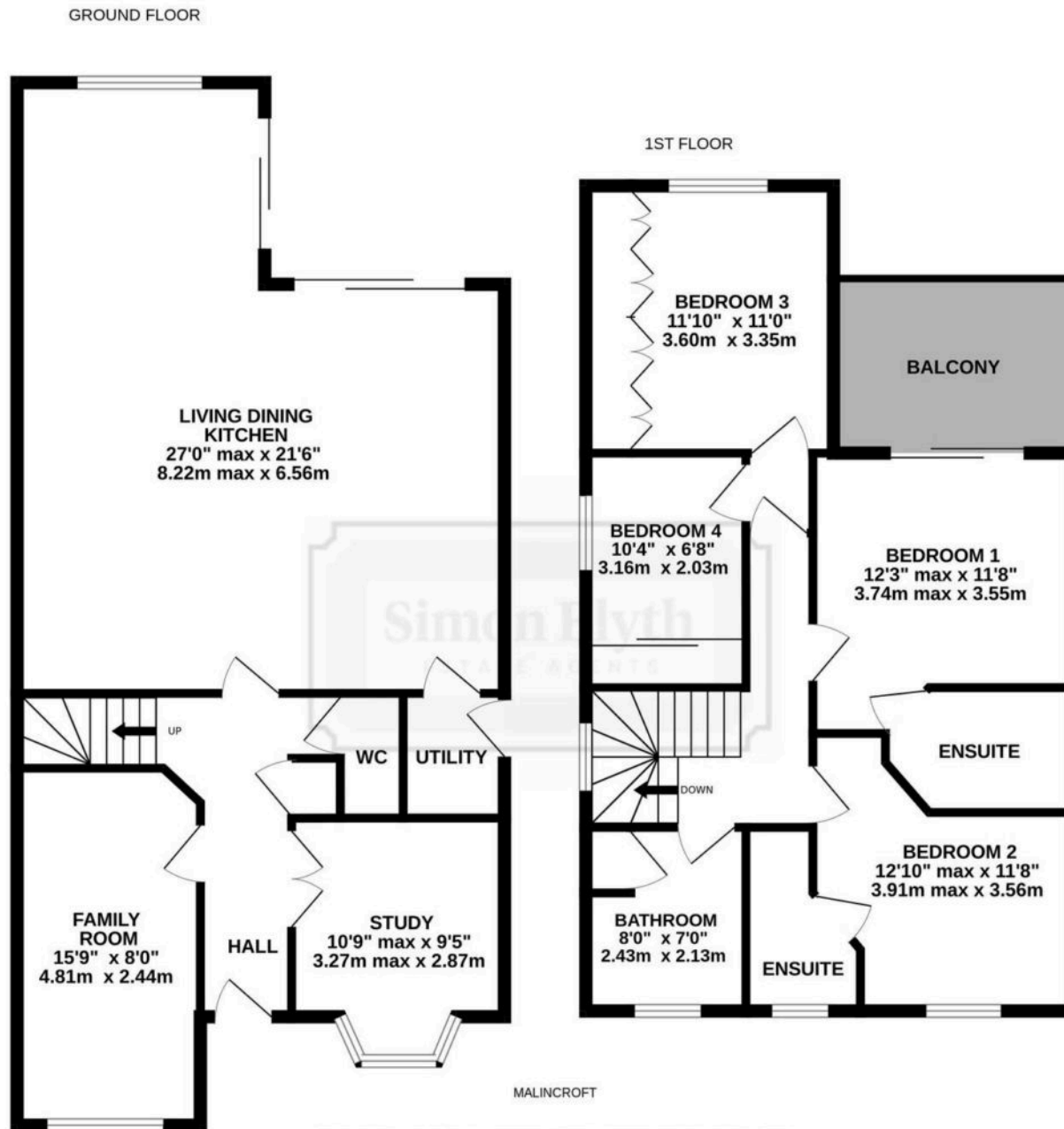




**Malincroft, Mapplewell**  
Barnsley

Offers in Region of **£450,000**





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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## Malincroft

Mapplewell, Barnsley

A BEAUTIFULLY PRESENTED SIGNIFICANTLY EXTENDED FOUR / FIVE BEDROOMED DETACHED FAMILY HOME. OCCUPYING THIS PLEASANT CUL-DE-SAC POSITION IN THIS POPULAR VILLAGE WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS INCLUDING THE M1 MOTORWAY. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS THE HOME OFFERS A BEAUTIFULLY APPOINTED INTERIOR WITH QUALITY FIXTURES AND FITTINGS IN A PLEASANT TUCKED AWAY POSITION.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- SIGNIFICANTLY EXTENDED
- TWO EN-SUITE SHOWER ROOMS
- OPEN PLAN DINING KITCHEN
- OFFICE
- ENCLOSED GARDEN
- FAMILY ROOM
- VERY WELL PRESENTED THROUGH OUT







### **ENTRANCE HALL**

Enter into the property through a double glazed composite front door with obscure and stained-glass inserts into the entrance hall. Featuring Karndean flooring, a cast iron column radiator, decorative coving to the ceiling and inset ceiling spotlights. There are multi panel doors provided access to the snug, open plan dining kitchen and family room and downstairs W.C.

### **OFFICE**

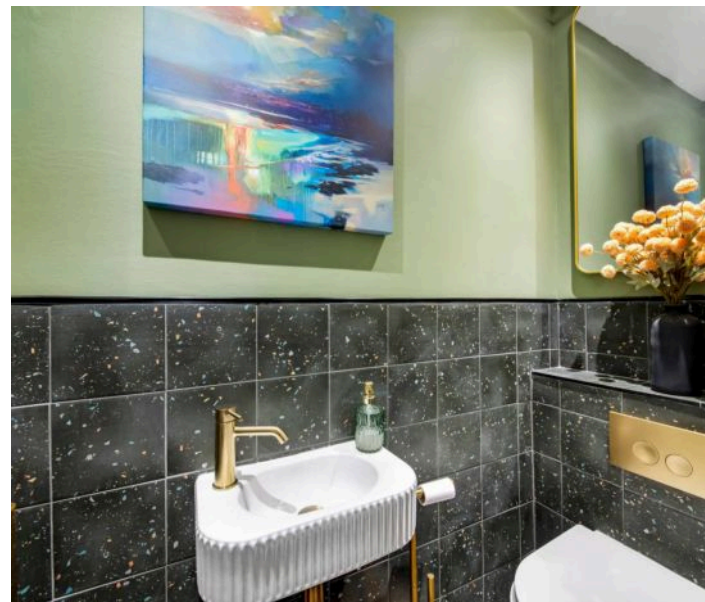
Having a continuation of the high quality Karndean flooring this versatile and useful reception space features a double-glazed bay window to front, ceiling light, decorative coving into the ceiling and central heating radiator.

### **FAMILY ROOM**

The family room features a bank of double-glazed windows to the front elevation, providing a great deal of natural light. There is a ceiling light, decorative coving to the ceiling, central heating radiator and Karndean flooring.

### **DOWNSTAIRS W.C**

Featuring a modern contemporary two-piece suite which comprises of a wall mounted low level W.C and a wash hand basin with brushed brass Monoblock mixer tap over. There is attractive tiling to walls and floor, inset ceiling spotlights, extractor fan and a brushed brass towel rail / radiator.





## OPEN PLAN DINING KITCHEN

As the photography suggests the open plan dining kitchen and family room enjoy a great deal of natural light which cascades through the dual aspect windows with a bank of windows to the rear elevation and two banks of sliding patio doors to both the side and rear elevations. There is Karndean flooring, inset ceiling spotlights and various ceiling pendant light points over the dining area, breakfast Island and the living area. There are cast iron vertical column radiators.

## KITCHEN

The kitchen features a wide range of fitted wall and base units with shaker style covered fronts and with complementary quartz work surfaces over which incorporate a ceramic Belfast sink unit with mixer tap over. The kitchen is well equipped with high quality built-in Neff appliances including a five-ring ceramic induction hob with integrated cooker hood over, a built-in waste level sliding hide oven, microwave combination oven, integrated dishwasher, wine cooler and built in fridge / freezer. The kitchen area benefits from high quality tiling to the splash areas. There are provisions for under unit lighting, soft closing doors and drawers and the centre piece of the kitchen area is the fabulous breakfast island providing ample additional storage cupboards and with matching marbled quartz work surface over.







### **UTILITY ROOM**

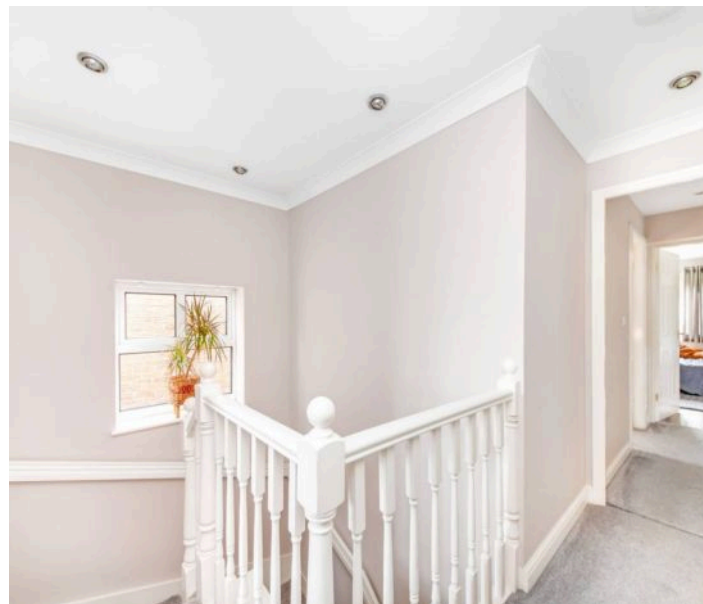
The utility has a ceiling light, central heating radiator, laminate flooring and a external double-glazed door with obscure glaze inserts to the side. There is plumbing and provisions for automatic washing, and space for an additional free standing fridge /freezer unit.

### **FIRST FLOOR LANDING**

From the entrance hall a kite winding staircase rises to the first-floor landing with spindle balustrade, ceiling light, coving to the ceiling, access to loft via a hatch and uPVC double glazed window to side. From here we gain entrance to the following rooms.

### **BEDROOM ONE**

A generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a ceiling light point, high quality flooring, cast iron column radiator and a multi panel door provides access to the en suite shower room. Additionally, the room benefits from double glazed sliding patio doors to the rear elevation, providing access to a private balcony. The balcony enjoys privacy and pleasant views across the property's low maintenance and landscape gardens, and with a tree lined backdrop beyond. it captures the sun throughout the majority of the day and there is a composite decked flooring, glazed balustrade, external double plug sockets and external up and down lights.



### EN SUITE SHOWROOM

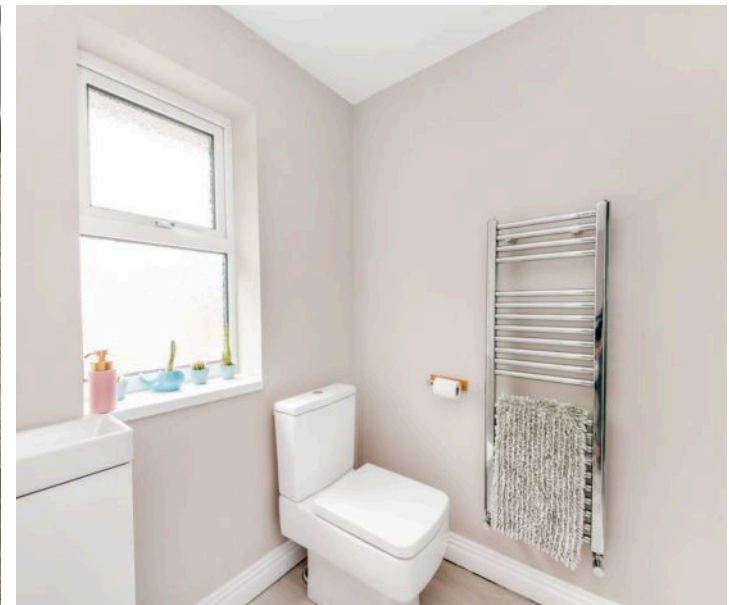
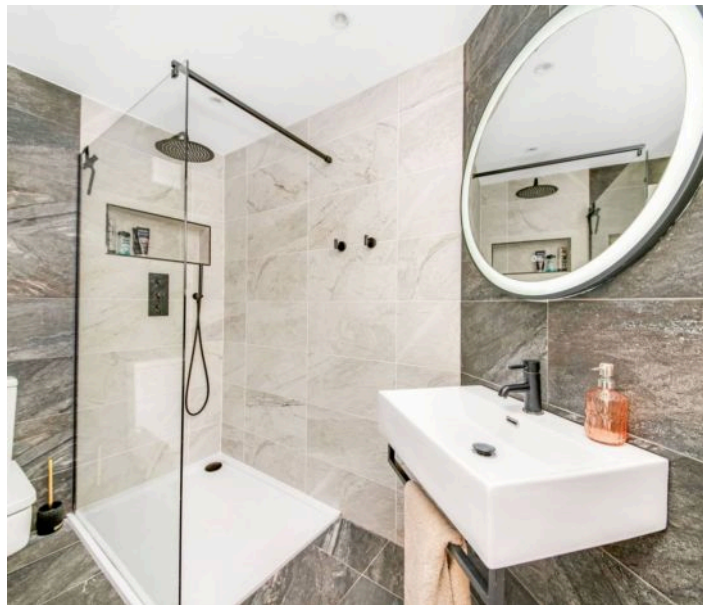
Featuring a modern contemporary three-piece suite which comprises of a low level W., wall mounted wash hand basin with monoblock mixer tap over and a walk in fixed frame shower with thermostatic rainfall shower head, separate handled attachment and fixed glazed shower guard. The room has full tiling to walls and floor, inset ceiling spotlights, extractor fan and a black towel rail / radiator.

### BEDROOM TWO

A further double bedroom, front facing with ceiling light, central heating radiator, high quality flooring and uPVC double glazed window. A multi panel door provides access to the en suite shower room.

### EN SUITE SHOWER ROOM

Comprising of a modern three-piece white suite in the form of low level W.C, wall mounted wash hand basin set within vanity unit with monoblock mixer tap over, fixed frame shower with thermostatic rainfall shower head. The room has inset ceiling spotlights, extractor fan, chrome towel rail / radiator and obscure uPVC double glazed window.





### BEDROOM THREE

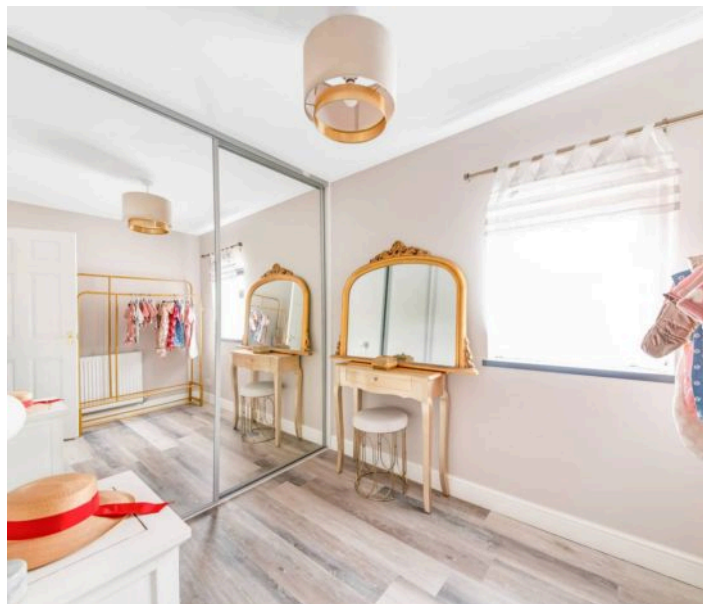
A light and airy double bedroom which features a bank of double-glazed windows to the rear elevation, providing pleasant views and a great deal of natural light. There is high quality flooring, ceiling light, central heating radiator and wall to wall fitted wardrobes which have hanging rails and shelving in situ.

### BEDROOM FOUR

Currently utilised as a walk in wardrobe / dressing room but can accommodate a double bed and benefits from fitted wardrobes with sliding mirrored doors and hanging rails and shelving in situ. There is a ceiling light, central heating radiator and uPVC double-glazed window to the side.

### HOUSE BATHROOM

A modern family bathroom comprising of a white three-piece suite in the form of; low level W.C, pedestal wash hand basin with chrome monoblock mixer tap over and a double ended panel bath with shower head and chrome mixer tap over. The room has part tiling to walls and floor, ceiling light, extractor fan, chrome towel rail / radiator, cupboard housing the boiler with additional shelving and obscure uPVC double glazed window.









## GARDEN

The property occupies a particularly private position, tucked away on a corner plot on the fringes of Malling Croft. To the front of the home is a portico with ceiling light and provisions for an EV point, tarmacked driveway providing off street parking and a fabulous concrete pressed additional hard standing which could be utilised for further parking, which leads down the side of the property. To the rear, the property benefits from an impressive low maintenance and enclosed garden, which features a lower decking area ideal for alfresco dining and barbecuing, with attractive walling and steps leading to a raised decked area, ideal for entertainment and enjoying the afternoon and evening sun. To the top of the garden is a concrete pressed patio and well stocked flower and shrub beds with gravel chippings and fence boundaries. There are various external up and down lights, external double plug points.









## ADDITIONAL INFORMATION

The EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

## TAX BAND

D

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## MORTGAGE ADVICE

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## OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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