



23 Queens Drive  
 , Barnsley, S75 2QQ

Price Guide £325,000

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# 23 Queens Drive

, Barnsley, S75 2QQ

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## Entrance

## Family Room

16'8" x 7'2" (5.10 x 2.19)

## Downstairs Shower Room

## Utility Room

6'11" x 5'4" (2.11 x 1.65)

## Living Dining Kitchen Room

17'2" x 16'6" (5.25 x 5.04)

## Lounge

13'9" x 11'5" (4.21 x 3.49)

## Bedroom One

14'1" x 11'8" (4.31 x 3.57)

## Bedroom Two

11'8" x 10'8" (3.56 x 3.26)

## Bedroom Three

15'5" x 7'1" (4.70 x 2.16)

## Bedroom Four

12'2" x 10'7" (3.71 x 3.23)

## Bedroom Five

16'4" x 7'2" (4.99 x 2.19)

## Bathroom

12'4" x 4'9" (3.76 x 1.45)

## Outside

## Key Features

Five Spacious Bedrooms

Well-proportioned rooms offering flexibility for family living—ideal for bedrooms, guest rooms, or hobbies.

Two Modern Bathrooms & Ground-Floor Shower

Designed for convenience, featuring high-quality fixtures and fittings for a stylish finish.

Extended Living Space

Thoughtfully extended to the rear, side, and above, providing additional room for family life and entertaining.

## Versatile Family Room

Currently used as an office and workstation—perfect for remote working, study, or a playroom.

## Contemporary Lounge with Media Wall

A sleek, modern space for relaxation and entertainment, complete with integrated media features.

## Open-Plan Kitchen & Dining Area

A stunning family hub with a beautifully designed kitchen, fitted appliances, and Velux windows that flood the space with natural light.

Patio doors open directly onto the garden, creating a seamless indoor-outdoor flow—ideal for entertaining.

## South-Facing Garden

Enjoy all-day sunshine in a low-maintenance outdoor space, perfect for family gatherings and summer relaxation.

## Garden Room / Games Room

A fantastic additional space for leisure, hobbies, or entertaining guests.

## Parking for Three Vehicles

Private driveway offering ample parking for multiple cars.

## Prime Location

Close to schools, shops, and transport links, with excellent access to the M1 and surrounding areas—ideal for commuters and family life.

## Book a viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit [www.psbarnsley.co.uk](http://www.psbarnsley.co.uk)

### Thinking of selling

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth  
Barnsley, S72 8UJ



Road Map



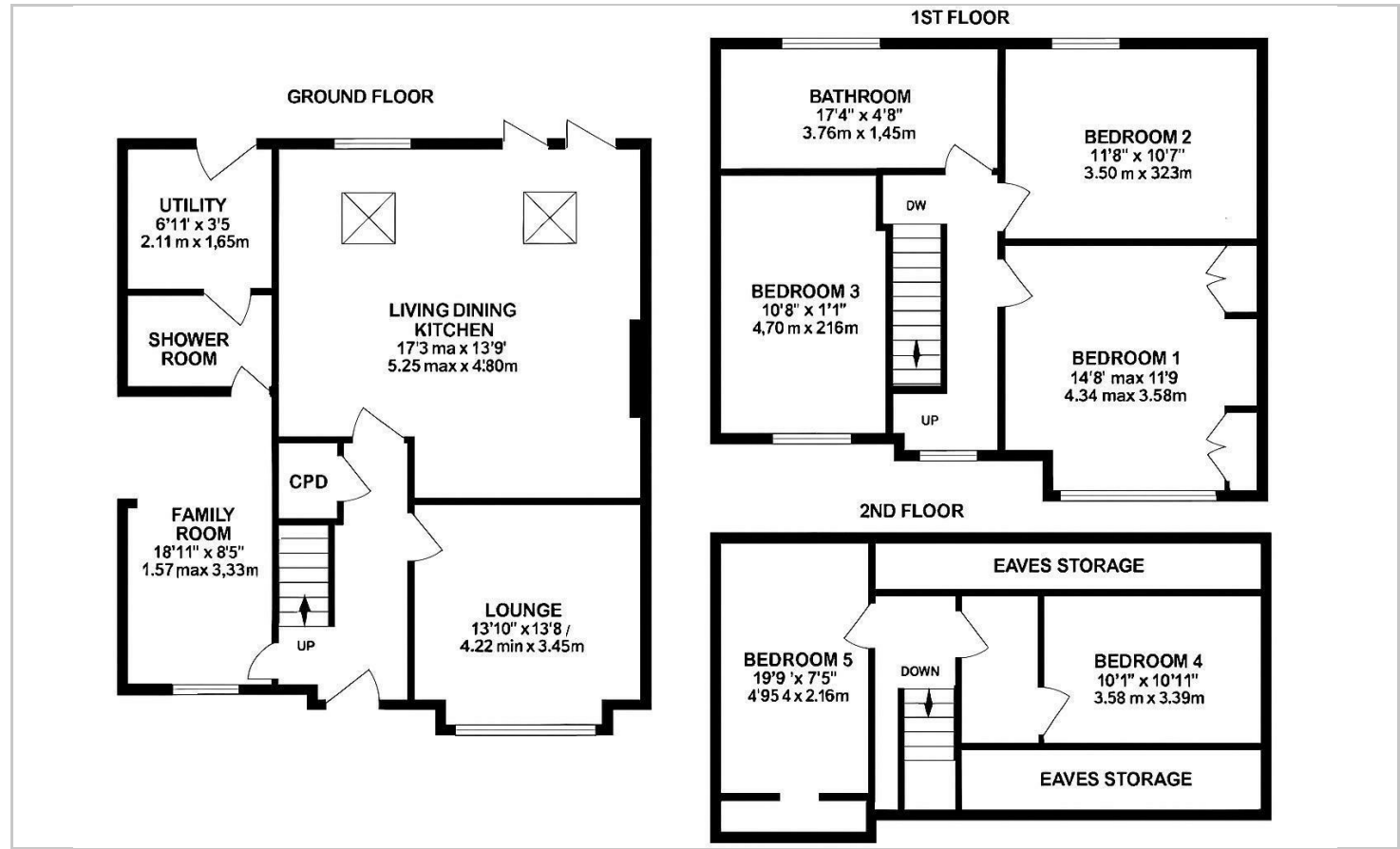
Hybrid Map



Terrain Map



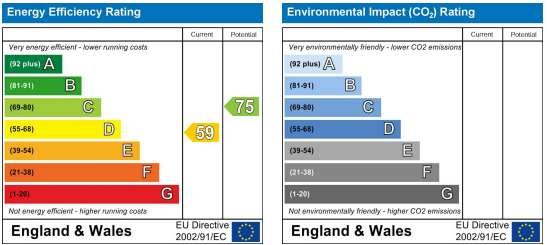
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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