



## 43 Park Close

Staincross, Barnsley, S75 6BY

£240,000



This beautifully presented semi-detached home is situated on a sought after cut-de-sac in Mapplewell, offering excellent curb appeal with the benefit of ample parking and integral garage. The property boasts a rear extension, providing a spacious dining room overlooking the well maintained rear garden with views.

The rear garden benefits from a sheltered structure, currently hosting a hot tub and bar area. To complete the garden, the current owner has laid artificial turf and created a paved seating area, allowing for a pleasant and private outlook.

Ideally located close to everything Mapplewell has to offer, including two supermarkets, a range of traditional pubs and a variety of independent shops, this property is perfectly situated for couples and young families alike.

The spacious lounge benefits from a dual fuel log burner, creating a beautiful focal point for the room, as well as a good sized under stairs storage cupboard. The modern kitchen hosts a lovely butchers block worktop and a Belfast sink, adding to the character of the property, as well as offering integrated appliances.



## GROUND FLOOR

### ENTRANCE PORCH

The entrance porch is accessed via a composite door and provides a welcoming entrance to the property, offering a useful space for coats and shoes.

### ENTRANCE HALL

Featuring stairs rising to the first-floor landing and laminate flooring, creating a practical and welcoming space.

### LOUNGE

This spacious lounge features a log burner, creating a warm focal point within the room. Benefitting from a front-facing bow-style double-glazed window, the space is filled with natural light and is complemented by laminate flooring. A door provides access to the kitchen area, making this a well-connected and inviting living space.

### KITCHEN

A range of wall and base units with solid wood worktops incorporating a Belfast sink unit with mixer tap. The kitchen features a breakfast bar area, a range-style cooker, and an integrated washing machine & cooker hood.

There is laminate flooring throughout, a window providing a view through to the dining area, and space for a fridge freezer, creating a practical and well-designed kitchen space.

### DINING ROOM

This extension to the property provides an ideal dining area overlooking the rear garden. Featuring French-style doors leading out to the hot tub and bar area, the space is bright and airy, with laminate flooring and ample room for a dining table, making it perfect for entertaining.

## FIRST FLOOR

### LANDING

The landing benefits from a side-facing double-glazed window, allowing natural light to flow through, and provides access to the loft.

### BEDROOM ONE

A good-sized bedroom featuring two front-facing double-glazed windows, allowing plenty of natural light. The room also benefits from a radiator and offers ample space for wardrobes and additional bedroom furniture. Originally two separate rooms, this space could easily be reinstated to its original layout if desired, offering flexibility for future use.

### BEDROOM TWO

A good-sized second bedroom which comfortably accommodates a double bed and bedside tables. The room features a rear-facing double-glazed window and a radiator, providing a bright and comfortable space.

### BATHROOM

A modern three-piece bathroom suite comprising a bath with shower over, WC, and wash hand basin. The room is fully tiled and benefits from a heated ladder-style towel rail, along with a window with obscure glazing providing natural light and privacy.

## OUTSIDE

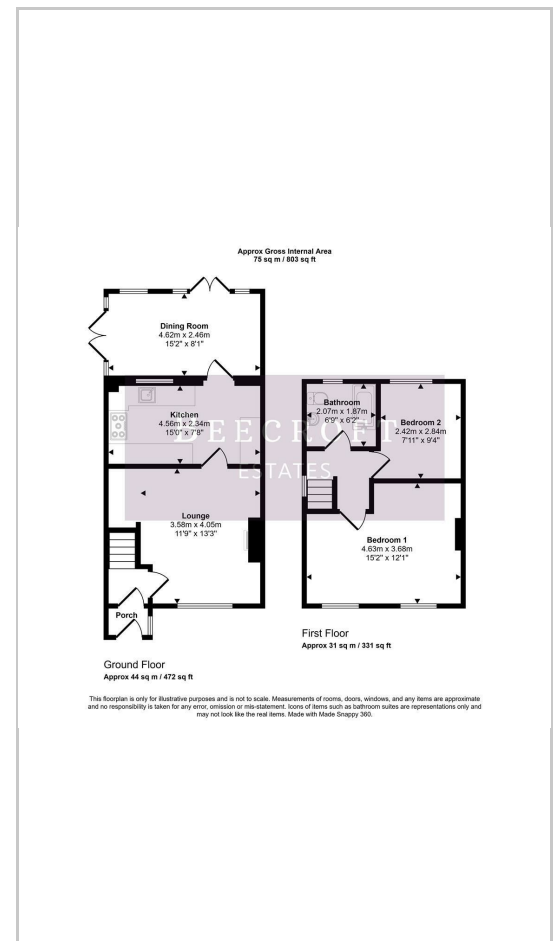
The front of the property offers excellent kerb appeal with a block-paved driveway and garden area, along with a garage providing additional parking and storage.

To the rear, the garden is private, quiet, and not overlooked, featuring low-maintenance AstroTurf and a patio seating area. There is also a dedicated hot tub area and bar space to the side, creating an ideal setting for entertaining and outdoor enjoyment.

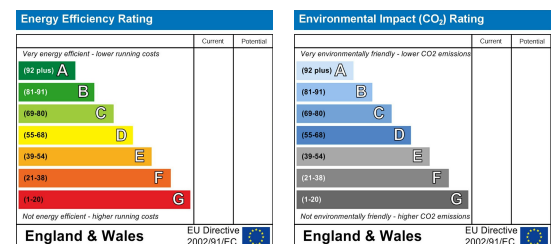
## Area Map



## Floor Plans



## Energy Efficiency Graph



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