



17 Laxton Road

, Barnsley, S71 3DH

£210,000



Exceptional Three-Bedroom Modern Home – Spacious Living – Ideal for Families & First-Time Buyers

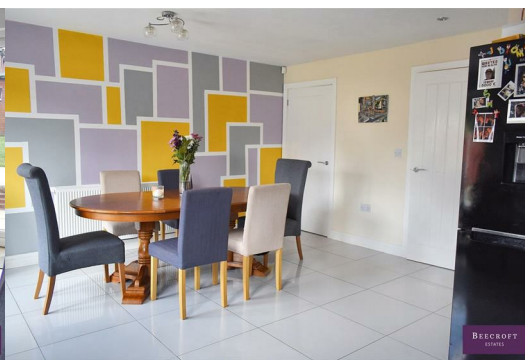
Rarely do modern homes offer such generous space and style. This beautifully presented property boasts three well-proportioned bedrooms and an exceptional kitchen diner, perfect for everyday living and entertaining.

Finished to a high standard throughout, modern appointments are evident, particularly in the contemporary WC, en-suite, and family bathroom, offering a move-in ready experience with nothing to do but unpack.

Property Features:

Three spacious bedrooms

Stylish and spacious kitchen diner



GROUND FLOOR

ENTRANCE HALL

You are welcomed into the home through a bright and inviting entrance hall, featuring stairs leading to the first floor and providing access to the ground floor accommodation.

LOUNGE

A good-sized front aspect lounge, tastefully finished in neutral décor with a feature wall and laminate flooring, creating a warm and inviting living space.

DINING KITCHEN

A modern rear aspect dining kitchen featuring a range of white wall and base units with complementary work surfaces and a one bowl sink with drainer. The kitchen includes a stainless steel electric oven with extractor fan, plumbing for a washing machine, and space for a fridge freezer. There's ample room for a dining table, making it perfect for family meals or entertaining. The kitchen also provides access to the cloakroom, while French doors open out to the rear garden, allowing plenty of natural light and a seamless indoor-outdoor flow.

DOWNSTAIRS WC

A neutrally decorated cloakroom fitted with a low flush WC and a vanity wash hand basin, offering a practical and stylish addition to the ground floor.

FIRST FLOOR

MASTER BEDROOM

A rear aspect master bedroom, tastefully finished in neutral décor, offering a calm and comfortable space with ample room for wardrobes. The room also benefits from private access to a modern en-suite shower room.

EN-SUITE

A well-appointed en-suite comprising a low flush WC, shower enclosure, and a pedestal wash hand basin, offering convenience and privacy from the master bedroom.

BEDROOM TWO

A generously sized front aspect double bedroom, finished in neutral tones, with ample space for either freestanding or fitted furniture, making it a versatile and comfortable room.

BEDROOM THREE

A rear aspect third bedroom, ideal as a child's room, home office, or guest space. Finished in neutral décor with space to accommodate your own storage solutions, if required.

HOUSE BATHROOM

A modern front aspect family bathroom fitted with a panelled bath with shower attachment, pedestal wash hand basin, and low flush WC. A bright and functional space, ideal for everyday use.

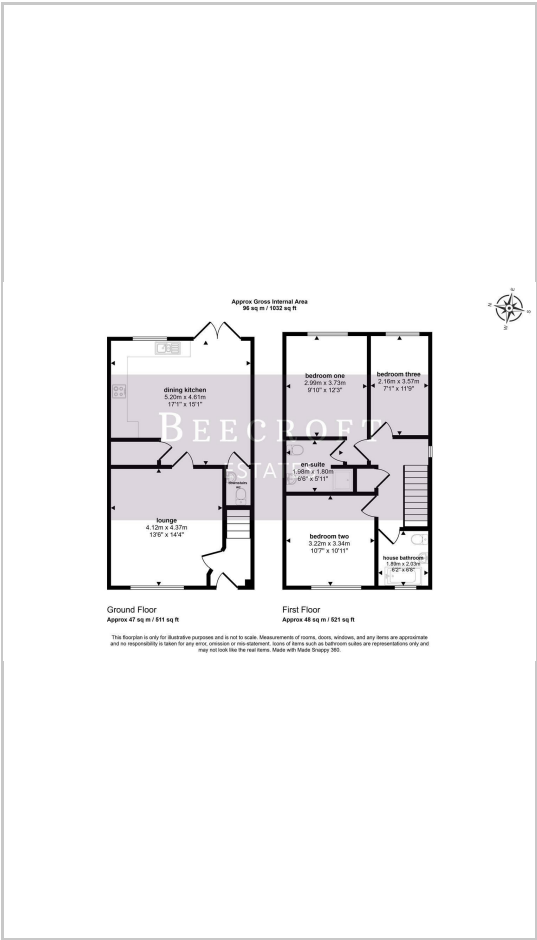
OUTSIDE

To the front of the property is a driveway providing off-road parking, offering convenience for residents and visitors alike. To the rear, a lovely enclosed tiered garden features a paved patio, an area laid to lawn, and an outbuilding for storage, which also offers a sheltered area ideal for a hot tub or outdoor seating.

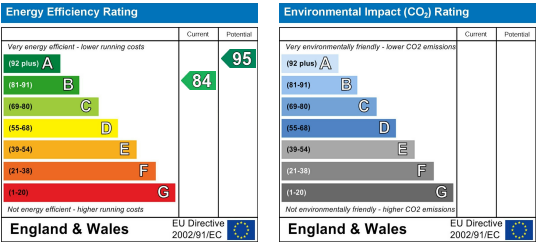
Area Map



Floor Plans



Energy Efficiency Graph



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