



7 Old Oaks View

BARNSELEY, S70 3RN

£320,000



****GATED ESTATE**** This stunning four bedroom detached home enjoys the benefit of solar panels, larger than average rear garden, ample parking and detached garage. Enjoying a wonderful position and enjoying a very high standard of fitment throughout. An internal viewing is a must to appreciate the accommodation offered. A wonderful family home!



Entrance Hall

Access is gained via a uPVC door opening into the reception hall. With laminate flooring, a useful storage cupboard, two radiators and stairs rising to the first floor. There are double doors opening into the lounge.

Lounge

The main focal point of the room is the living flame effect gas fire. French style doors set into a bay lead to the rear garden, there are two radiators and tv aerial point.

Dining Kitchen

A luxury kitchen fitted with wall and base units, solid wood worktop surfaces which incorporate the sink unit with mixer tap, tall larder units with internal storage ideal for herbs and a breakfast bar. Integrated appliances include the electric oven, ceramic hob with extractor, dishwasher and fridge freeze. There is ceramic tiled flooring, radiator and two double glazed windows.

Utility Room

Fitted with wall and base units with solid wood worktops over, plumbing for a washer and dryer, ceramic tiled flooring and a double glazed door to the rear garden. This room also houses the boiler.

Study

With a telephone point, a radiator and a double glazed window to the front.

Landing

With a radiator and also giving access to the loft space which has been part boarded for storage with loft ladder and a light.

Master Bedroom

With fitted Hammond furniture with hanging rails, shelving and additional storage. There is a TV point, a radiator and a double glazed window to the rear.

En-Suite

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and a double shower enclosure. With a shaver point, extractor fan, heated towel rail and a frosted double glazed window.

Bedroom Two

Again having fitted Hammond furniture with hanging rails, shelving and additional storage. With a radiator and a double glazed window to the rear.

Bedroom Three

Fitted Hammond furniture offering hanging rails and additional storage. With a radiator and a double glazed window to the front.

Bedroom Four

With fitted furniture including hanging rails, shelving and drawers plus additional storage. With a radiator and a double glazed window to the front.

Family Bathroom

Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and a separate shower enclosure. A chrome towel rail, inset spotlights, extractor fan and a frosted double glazed window.

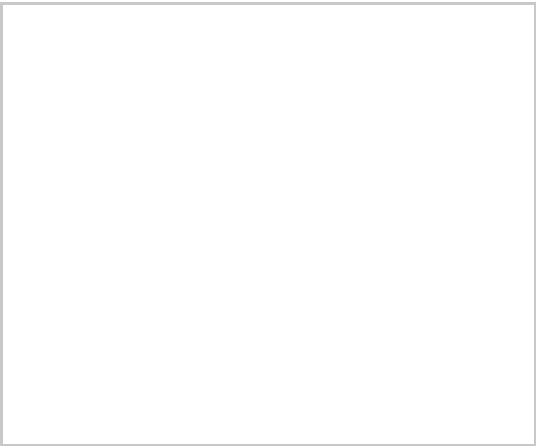
Garden

To the front of the property, there is electric gated access leading to just two properties. The front garden is mainly low maintenance with courtesy lighting. The rear garden is larger than average and mainly laid to lawn. Being an enclosed garden with security lighting and an outside water tap.

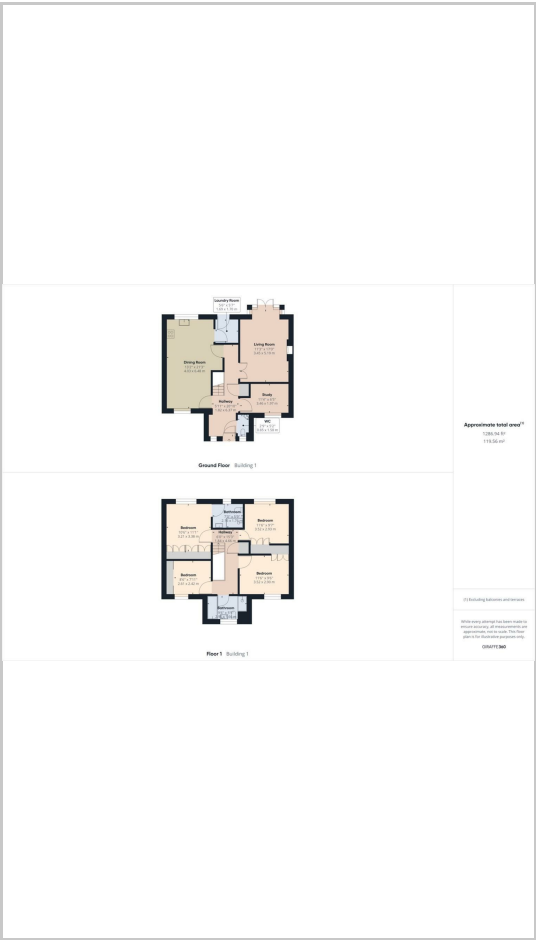
Garage/Workshop

Being an oversize garage, with an up and over door, power and light fitted and a personal door to the rear garden.

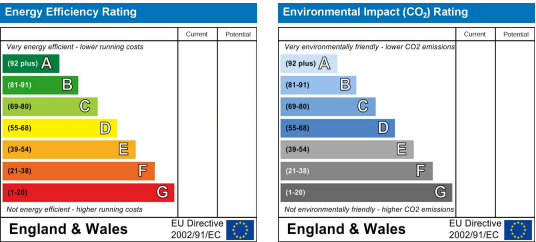
Area Map



Floor Plans



Energy Efficiency Graph



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