



£429,000 OIRO

Broadgates, Silkstone, S75 4HD

Detached House | 4 Bedrooms | 3 Bathrooms

07376061994



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# Step Inside

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## Key Features

- Four Bedrooms
- Desirable Location
- Garage
- Garden Studio
- Enclosed Rear Garden
- Detached
- Outstanding School Catchment Area



## Main Particulars

Ross and Coates Estate agents are proud to market this exceptional rare opportunity to acquire a four bedroom executive detached family home situated in the sought after location of Silkstone.

Boasting Three large double bedrooms and one single, en-suite and family bathroom, Two reception rooms, open plan kitchen diner and a private rear garden, elegantly presented this home will be sure to give the Jones's something to talk about.

Lets talk about what's on offer:

Entrance hall: Having a large elongated area with access to two reception rooms, downstairs WC, open plan kitchen diner, Laminated flooring throughout and neutral decor, ample space to put on your wellies and hang up the dog leads, ready for those long family walks.

Downstairs WC: Spacious enough to spend a comfortable amount of time after a hard days work, or long enough to teach the toddlers, Comprising of Tiled flooring, flow flush WC, and wash basin with ample light.

Front reception room: Perfect to be used as an extra family space, this area is broad enough to be utilised an extra play room, separate diner or just a small piece of sanctuary as a snug. Grab a glass of wine, perch on your corner sofa and watch the world go by through the beautiful box bay window.

Living area: This area is perfect for the whole family, there will be no arguments over who can fit on the sofa as this area will easily hold an oversized corner sofa, with outstanding views of the picture perfect rear garden. Having Laminated flooring and tastefull decor throughout.

Kitchen/ Diner: Yet again another well proportioned family area, perfect for entertaining with ample space, The kitchen has all appliances a family needs from integrated fridge freezer, Double oven, Extractor fan, five gas hob, dishwasher and wall mounted cupboard space. If you're looking for a family kitchen to host a Christmas family get together this kitchen is for you! Head on down to the front of the room where you be able to feast on a perfect family dinner with room for that uncle to show off his moves!

Lets take a look upstairs!...

Bedroom One: Here we have the primary bedroom, beautifully presented with double fitted wardrobe space, ample light and access to the private en-suite bathroom.

E-suite: Tell all your friends you have a jacuzzi spa! Larger than average master en-suite, with everything you need for that spa-cation of paradise, Low flush wc, wash basin and tiled flooring.

Bedroom Two: Walk on into the second largest of them all, perfect for that teenager who needs the extra space, Double built in wardrobes and room for a king size bed!

Bedroom Three: Got two teens? No problem, there will be no arguments over who's bedrooms the best, this room has more than enough space for a double bed, and built in wardrobe space, best of it all there's even space for a projector screen!

Bedroom Four: This is where the magic starts! This room is currently used as a storage space for some old and new tricks!! Could be used as a walk in wardrobe area, large enough to be a nursery or just a simple single bedroom.

Family Bathroom: Everything a family needs! family bath, over head shower unit, low flush wc and wash basin.

Rear Garden: Perfect for summer! All and everything that you need, Patio area with space for eight!, Grass area big enough for a marquee or bouncy castle, and a secluded area through the well pruned trees with a private studio equipped with electric, lighting and broadband and to top of it off your own private little summer house.

Garage: SAVE THE BEST TILL LAST, the all most important deal breaker for the man of the house, automated up and over door, More than enough storage space to create your very own workshop, or somewhere just to store that classic car or super bike, Fully loaded with electrical points and lighting, if your wife loves the house you'll sure to love the garage.

AVOID DISAPPOINTMENT OF LOOSING OUT ON THIS HOUSE BY BOOKING A VIEWING NOW!!

A few important things you need to know:

COUNCIL TAX BAND : E £2373.76 These are the charges that have been set for the period 1 April 2022 to 31 March 2023 for each of the valuation bands.

EPC RATING : D

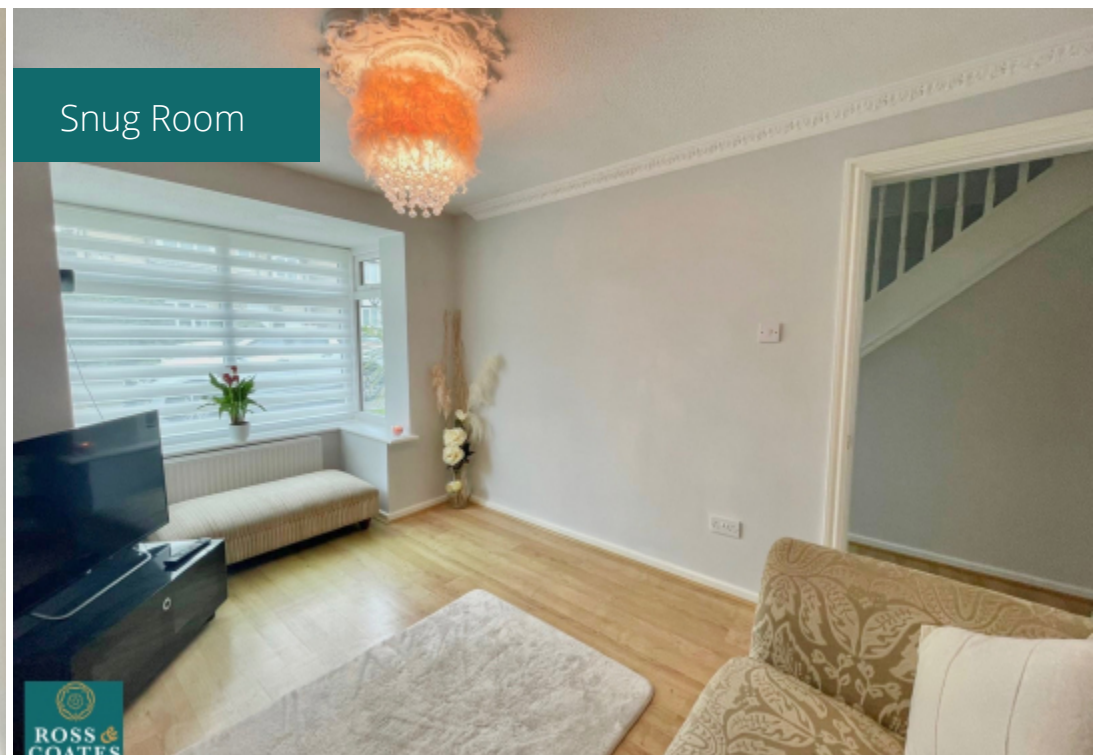
FREEHOLD PROPERTY

BARNSELY METROPOLITAN COUNCIL

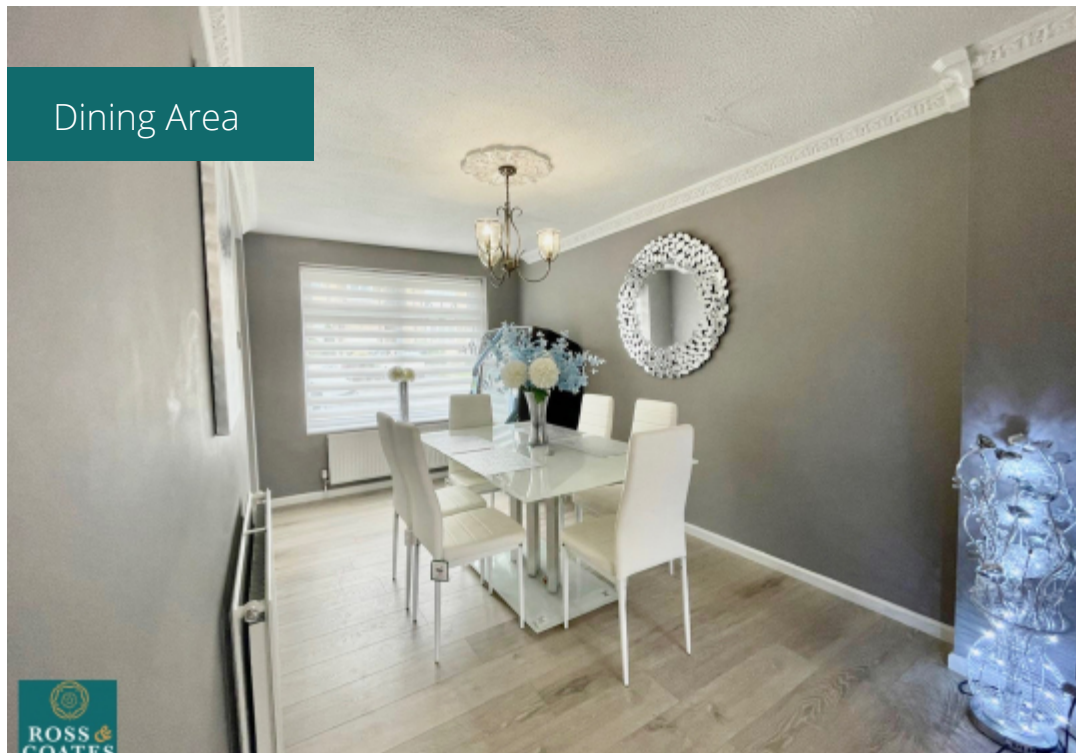
Snug Room



Snug Room



Dining Area



Dining Area





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 07376061994



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