



£290,000 OIRO

Meadowfield Drive, Hoyland, Barnsley

Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Detached Stone Built Family Home
- Three Bedrooms with Ensuite to Master
- Spacious Lounge & Seperate Dining Room
- Conservatory
- Downstairs WC
- Enclosed Rear Garden
- Driveway & Detached Garage
- Desirable Location
- MUST BE VIEWED!

## Property Description

A STONE BUILT DETACHED FOR YOUR FAMILY TO THRIVE...ON A QUIET CUL-DE-SAC, MEADOWFIELD DRIVE...!

Uflit are highly delighted to welcome to the market this three bedroom detached stone built property, tastefully appointed throughout.

## Main Particulars

A STONE BUILT DETACHED FOR YOUR FAMILY TO THRIVE...ON A QUIET CUL-DE-SAC, MEADOWFIELD DRIVE...!

Uflit are highly delighted to welcome to the market this three bedroom detached stone built property, tastefully appointed throughout. The property boasts a fitted kitchen leading to the family dining room, spacious bay windowed lounge which in turn leads to the conservatory and a downstairs wc. To the first-floor three ample sized bedrooms, master benefitting from ensuite and a family bathroom. The property commands a fabulous position on a quiet cul-de-sac with a manicured open aspect frontage and a block paved driveway providing ample off-road parking extending to a detached garage. A landscaped low maintenance rear garden adds to the desirability of this property. Located in a quiet and desirable area of Hoyland close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds and an alarm system. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: C

Tenure: Freehold

**Dining room** w: 4.9m x l: 2.6m (w: 16' 1" x l: 8' 6")

A canopy invites you through a glazed upvc door with glazed side panel along with a front facing upvc window illuminating the whole area, carpeted spindled stairs lead to the first floor, a radiator creates warmth and laminate flooring seamlessly flows through to the kitchen area which is entered through a solid wood door with a further door to the lounge.

**Kitchen** w: 3.8m x l: 2.3m (w: 12' 6" x l: 7' 7")

A solid wood fitted kitchen comprising of a range of wall and base units with complimentary worksurface areas, counter top resin sink and tiled back panels. Appliances to include a built-in oven, gas hob, extractor fan and a range of white goods. A rear facing upvc window allows light, a glazed upvc door to the garden, radiator and a door to the downstairs wc.

### WC

With a continuation of the laminate flooring comprising of a low level wc, a rear facing upvc window and radiator.

**Lounge** w: 3.4m x l: 5.3m (w: 11' 2" x l: 17' 5")

A spacious beautifully presented living area with a decorative feature fire place, laminate flooring seamlessly flows throughout, radiator, a front facing upvc bay window

adds light along with rear facing patio doors to the conservatory.

**Conservatory** w: 3.1m x l: 3.1m (w: 10' 2" x l: 10' 2")

A further addition to the property with laminate flooring, French doors opening onto the garden and radiator.

## **FIRST FLOOR:**

### **Landing**

A carpeted landing with rear facing upvc window and doors giving access to three bedrooms, family bathroom and a loft hatch creating additional storage.

**Master bedroom** w: 4.3m x l: 3.2m (w: 14' 1" x l: 10' 6")

A double bedroom with laminate flooring, radiator, a front facing upvc window and a door to the ensuite. Sizes to maximum measurements.

**Ensuite** w: 1.1m x l: 2.2m (w: 3' 7" x l: 7' 3")

Comprising of a built-in shower and screen, wash hand basin, fully tiled walls with feature tiling to the shower area, spot lighting, heated towel rail and a side facing upvc window.

**Bedroom 2** w: 3.9m x l: 3.2m (w: 12' 10" x l: 10' 6")

A further double bedroom withy laminate flooring, radiator, a front facing upvc window and over stairs storage cupboard. Sizes to maximum measurements.

**Bedroom 3** w: 2.6m x l: 2.1m (w: 8' 6" x l: 6' 11")

An ample sized third bedroom with laminate flooring, radiator and a rear facing upvc window.

**Bathroom** w: 2m x l: 2m (w: 6' 7" x l: 6' 7")

Benefitting from a panelled bath, wash hand basin and low level wc. Fully tiled with contrasting flooring, radiator, spot lighting and a rear facing upvc window.

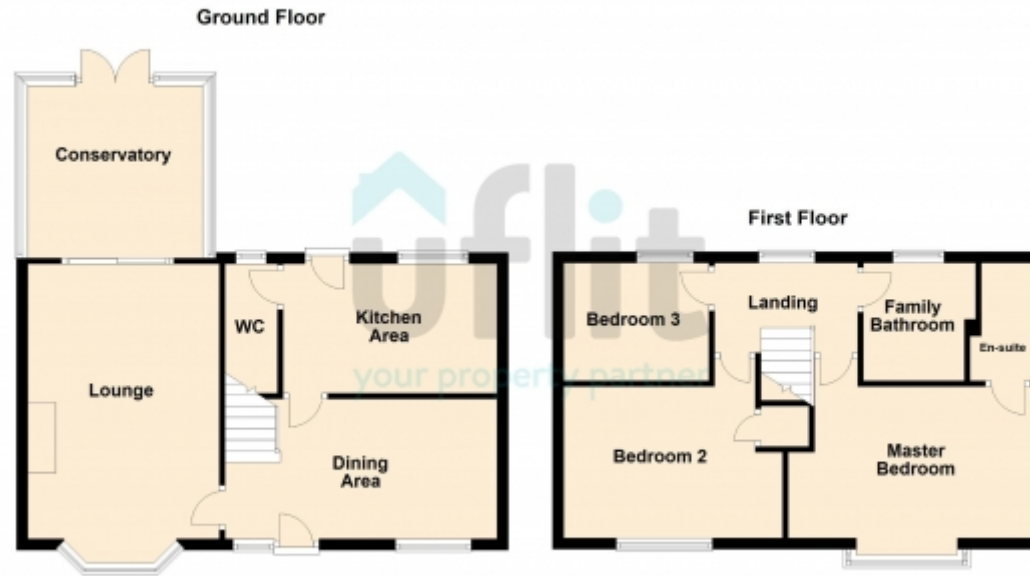
### **Outside**

The property has an open aspect frontage with manicured gardens and a block paved driveway providing ample off-road parking leading to a detached stone built garage. Side gated access to the rear where a low maintenance landscaped garden awaits where a paved patio wraps around a raised decked sun terrace with bespoke

balustrades all enclosed.







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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5PB

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