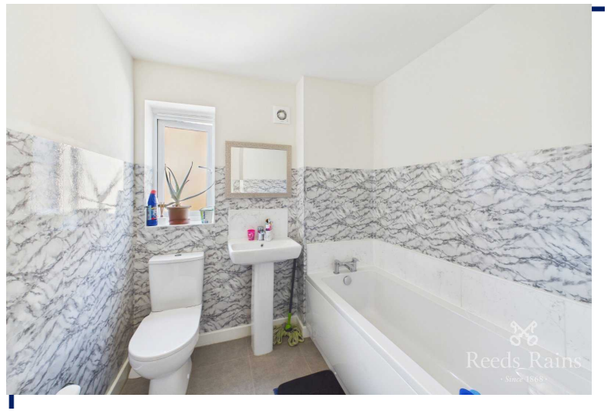
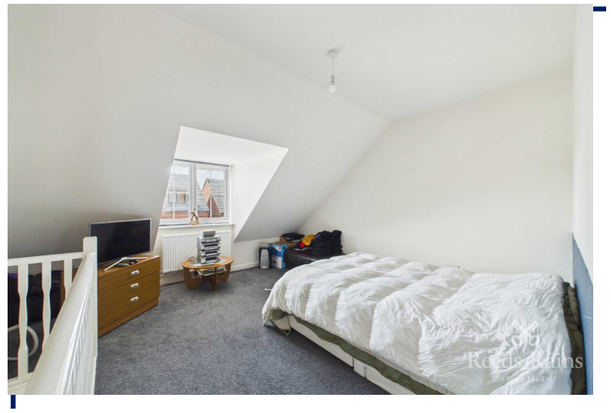




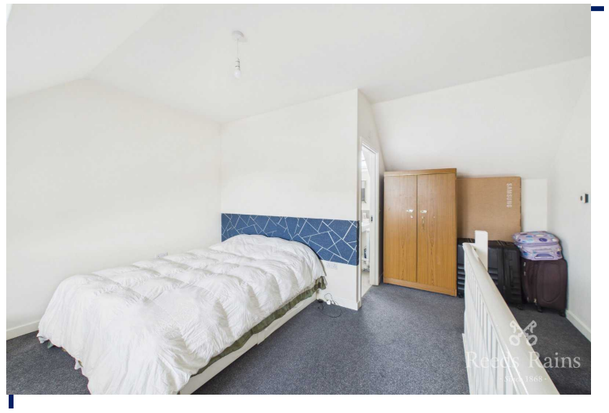












Bretton Way, Smithies, Barnsley,
S71

Offers in the region of:
£250,000 Freehold

Reeds Rains

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Bretton Way, Smithies, Barnsley, S71

Offers in the region of: £250,000 Freehold

Council Tax Band: C
EPC Rating: B

Offering spacious and versatile accommodation arranged over three floors, this attractive three-bedroom home is ideally suited to modern family living. The property features a well-equipped kitchen with a range of integrated appliances, a generous living room opening directly onto the enclosed rear garden, a useful ground-floor WC and three well-proportioned bedrooms. The impressive top-floor bedroom benefits from its own en-suite shower room and additional eaves storage. Externally, the...

Entrance Hall
The property is entered through a composite entrance door opening into a welcoming hallway. The space benefits from carpeted flooring and a gas central heating radiator, with access to the ground-floor WC and kitchen. Stairs rise directly ahead to the first-floor accommodation.

WC
A useful ground-floor cloakroom fitted with a two-piece suite comprising a low-level WC and wash hand basin with tiled splashback. The room features tile-effect laminate flooring, a gas central heating radiator and a frosted PVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the space.

Kitchen
A generously sized kitchen fitted with an excellent range of wall and base units complemented by ample worktop space and tiled splashbacks. Integrated appliances include an oven, gas hob with extractor hood above, fridge freezer and dishwasher. A PVC double-glazed window overlooks the front of the property, while tile-effect laminate flooring and a gas central heating radiator complete the room.

Living Room
A spacious and bright reception room offering plenty of space for a variety of furniture arrangements. PVC double-glazed French doors open directly onto the rear patio and garden, creating an excellent connection between the indoor and outdoor living spaces. The room benefits from high ceilings, carpeted flooring, a gas central heating radiator and useful built-in storage.

1st Floor Landing
The first-floor landing provides access to two bedrooms, the family bathroom, a useful storage cupboard and an additional room incorporating the staircase to the second floor. The landing itself benefits from high ceilings, carpeted flooring and a gas central heating radiator.

Bedroom 1
A generously proportioned bedroom featuring high ceilings and a PVC double-glazed window overlooking the rear garden. The room also benefits from a gas central heating radiator.

Storage
A useful dedicated storage cupboard located off the first-floor landing, providing valuable additional household storage.

Bathroom
The family bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin with tiled splashback and a panelled bath. The bath area benefits from tiling to three surrounding walls. Further features include tile-effect laminate flooring, a gas central heating radiator and a frosted PVC double-glazed window providing natural light and privacy.

Bedroom 2
Another well-proportioned bedroom featuring a PVC double-glazed window overlooking the front elevation, a gas central heating radiator and carpeted flooring.

2nd Floor Access Room
A useful additional space providing access via the staircase to the second-floor accommodation. The room benefits from a PVC double-glazed window, gas central heating radiator and carpeted flooring, offering further flexibility within the home.

Bedroom 3
Occupying the top floor, this impressive bedroom provides a generous and private space with a PVC double-glazed window overlooking the front elevation. The room benefits from carpeted flooring, a gas central heating radiator and access to its own en-suite shower room. Additional built-in storage is provided within the eaves.

En Suite
The en-suite is fitted with a three-piece suite comprising a low-level WC, wash hand basin with tiled splashback and a walk-in shower enclosure with full-height tiling to the surrounding walls. The room features tile-effect laminate flooring, a gas central heating radiator and a characterful sloping ceiling. A skylight window allows plenty of natural light and ventilation into the space.

Exterior
To the front, a paved pathway leads to the main entrance, complemented by a low-maintenance gravelled area. A driveway extends alongside the property and provides off-road parking for multiple vehicles. The property also benefits from an external water tap.

To the rear is an enclosed garden bordered by fencing, predominantly laid to lawn and offering an excellent outdoor space for relaxing and entertaining. A paved patio immediately outside the living room French doors provides an ideal seating area, while established shrub and planted borders add greenery towards the rear. Gated access provides a convenient route towards the front of the property.

Agent Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers



For full EPC please contact the branch.



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