



## Rosefield Avenue, Barnsley, S75 5FG

**£375,000**

Modern detached house on corner plot with open aspect to front. Modern dining kitchen with appliances & utility room, 2 reception rooms, contemporary bathroom, en suite & WC plus 4 double bedrooms. Driveway parking & garage plus low maintenance gardens with Jacuzzi spa bath under covered pergola.



# 3 Rosefield Avenue, Woolley Grange, Barnsley, S75 5FG

We are delighted to offer for sale this modern detached house located on a corner plot on this popular development, having an open aspect to the front and offering access to amenities and transport links plus with access to OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating with modern boiler fitted in August 2025 with an additional benefit of a 10 year warranty and some replacement radiators plus PVCu double glazing. There is a modern dining kitchen with appliances with separate utility plus contemporary bathroom, en suite and WC. Items of note include fitted wardrobes to bedroom 1, alarm system and Jacuzzi hot tub with covered pergola to garden. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, dining kitchen, utility room and WC. There are 4 double bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with power and light plus ladder access.

The property is located on a corner plot with open aspect to the front. There is a double driveway leading to a garage with power and light plus personnel door. The rear garden is low maintenance with composite decking and artificial turf and external lighting having a focal point Jacuzzi J230 5 person hot tub with multi jets, waterfall feature and adjustable mood lighting located under a covered pergola. There is a further side garden with 2 sheds. There is an external tap.

Tenure - Leasehold  
Term - 915 years remaining  
Ground Rent - £100 pa  
Estate Management Fee - £195 pa  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

Having an entrance mat well leading to fitted carpets. Personnel door to garage plus access to store.

**Lounge 16'2" x 10'8" (4.95m x 3.27m)**  
With carpets and blinds.

**Dining Room 10'6" x 8'3" (3.22m x 2.52m)**  
With carpets and blinds. French doors leading to rear garden.

**Dining Kitchen 11'5" x 10'5" (3.48m x 3.20m)**  
Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With double oven, 5 ring hob, hood, fridge freezer and dishwasher. With recessed spot lights, floor tiling and window blind.

**Utility Room 6'3" x 5'7" (1.93m x 1.72m)**  
Having modern units with laminate worktops and floor tiling. Door leading to rear garden.

**WC 5'7" x 4'0" (1.72m x 1.24m)**  
Having contemporary white sanitary ware with tiling and floor tiling.

## FIRST FLOOR

**Landing**  
With fitted carpets. Access to airing cupboard.

**Bedroom 1 15'7"(max) x 10'11"(max) (4.76m(max) x 3.33m(max))**  
With fitted wardrobes and carpets.

**En Suite 7'1"(max) x 6'1"(max) (2.16m(max) x 1.86m(max))**  
Having contemporary white sanitary ware with vanity basin, matt grey ladder radiator, recessed spot lights and vinyl flooring.

**Bedroom 2 16'2"(max) x 8'2"(max) (4.94m(max) x 2.51m(max))**  
With carpets and blinds.

**Bedroom 3 11'8"(max) x 9'9"(max) (3.57m(max) x 2.98m(max))**  
With carpets and blinds.

**Bedroom 4 9'10" x 7'10" (3.02m x 2.40m)**  
With carpets and blinds.

**Bathroom 7'9" x 5'8" (2.38m x 1.74m)**  
Having contemporary white sanitary ware with shower and screen to bath, tiling, ladder radiator and vinyl flooring.

## EXTERNAL

The property is located on a corner plot with open aspect to the front. There is a double driveway leading to a garage with power and light plus personnel door. The rear garden is low maintenance with composite decking, artificial turf, external double socket and external lighting having a focal point Jacuzzi J230 5 person hot tub with multi jets, waterfall feature and adjustable mood lighting located under a covered pergola. There is a further side garden with 2 sheds. There is an external tap.





