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**Finest**  
*A Collection of Yorkshire's Finest Homes*

Staincross Common  
Staincross, Barnsley



## Staincross Common

Staincross, Barnsley

£899,950

A STUNNING ARCHITECT DESIGNED CONTEMPORARY RESIDENCE ON AN EXTREMELY LARGE PLOT OF APPROX. 1/3 ACRE TUCKED AWAY BEHIND A SECURE GATED ENTRANCE.

A stunning architect designed contemporary residence on an extremely large plot of approx. 1/3 acre tucked away behind a secure gated entrance.

Possibly the finest example of open plan living available in the area where large contemporary spaces are flooded with natural light adorned by a striking entrance hallway and galleried landing above in addition to a vast living dining kitchen with a series of bi folding doors which spill out onto the large alfresco dining terrace overlooking the expansive lawned garden.

The location is ideal for the commuter with the M1 Motorway only a few miles away, highly regarded local schools close by and the upmarket bars and bistros of Mapplewell just a stroll away.



The open plan entrance hallway has a bespoke back lit staircase, overlooked by a galleried landing and feature lighting. The ground floor boasts three zoned heating areas and Karndean flooring which runs throughout all the rooms. The hallway gives access to the double integral garage, the lounge and an open archway invites you through to the open plan living kitchen which spans the full width of the rear of the property. The formal lounge is a front facing principal reception room, being versatile in use with front facing double glazed windows.

The German Nobilia kitchen is an outstanding open plan room, being the true heart of the home, having feature glazing and centrally positioned bi folding doors giving access into the extensive rear garden. The kitchen area features modern contemporary units with a range of high specification Neff integrated appliances, a central feature island and an integrated breakfast bar area. To the left-hand side of the kitchen is a large living area, having ample space for a large family dining table. Off the kitchen is a contemporary style utility room with units matching the kitchen, featuring a wine chiller and integrated washing machine. This gives access to a downstairs W.C. featuring a contemporary two-piece suite and modern tiling. The bespoke staircase gives access to the first-floor galleried landing and gantry which overlooks the large front facing feature windows. There are five double bedrooms with fitted wardrobes, three of which are presented to the rear of the property and two to the front.

The main bedroom is a rear facing room and is presented with a walk-in dressing area and en suite featuring a modern contemporary five-piece bathroom suite and an his and her sink, walk in shower cubicle, free standing bath and a low flush W.C. One of the double bedrooms to the front of the property also features a three piece en suite facility comprising of a step in shower cubicle, wash hand basin and a low flush W.C. The house bathroom features a contemporary style five-piece bathroom suite, a step in shower cubicle, a free standing feature bath, low flush W.C., contemporary tiling and lighting. There is also access to a loft space providing extensive storage.

Externally approached via stone-built pillars and electrically operated sliding gates onto a large driveway offering off street parking for a variety of vehicles. There is a lawn grass front garden and paved pathways give access to the side and rear. The integral double garage has an electrically operated door, houses the boiler system, and can easily accommodate two vehicles. To the rear of the property is a fence enclosed garden with a large paved seating area accessed off the kitchen and central steps giving access onto a lawn grass garden.

### WHAT3WORDS

///tamed.extensive.design

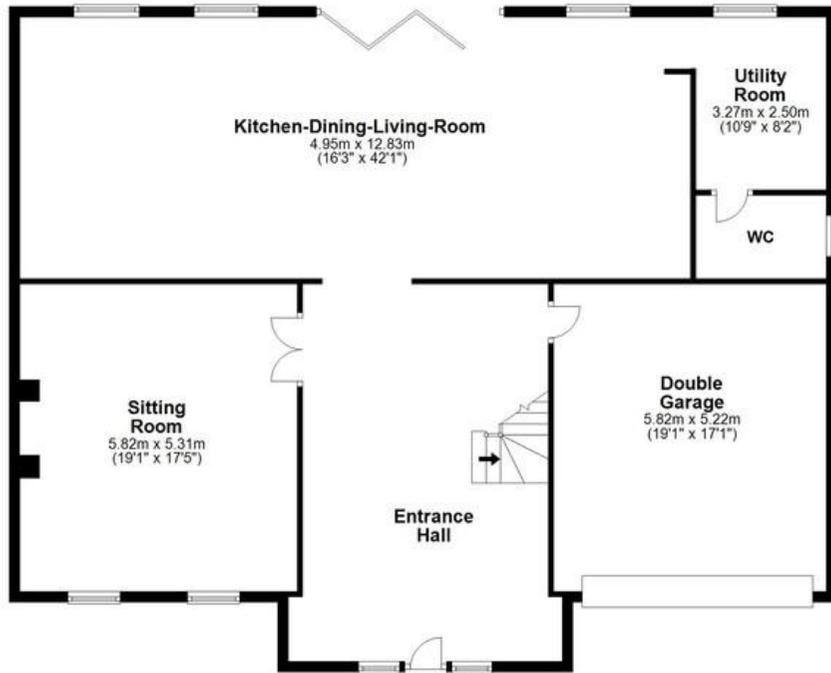
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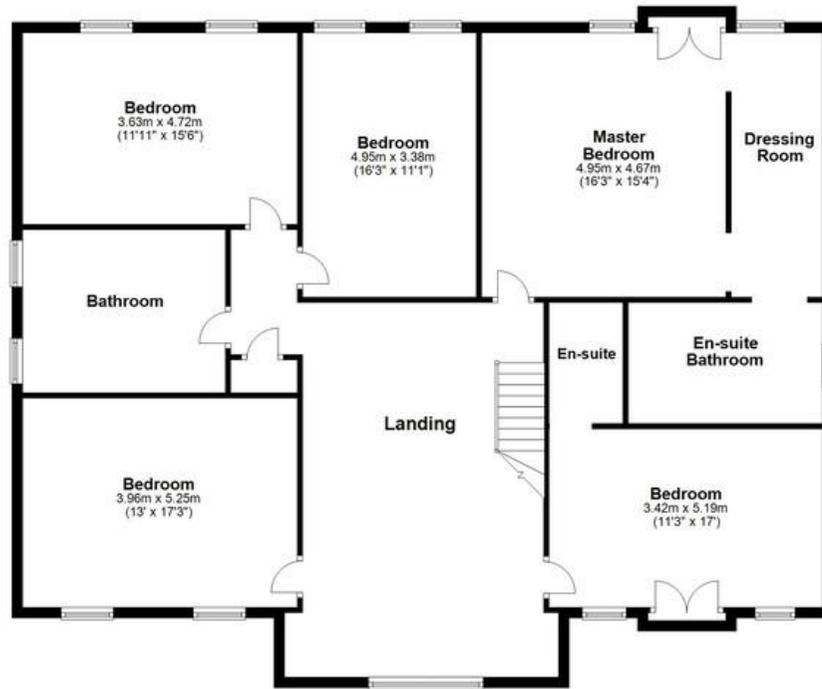




**Ground Floor**  
Approx. 174.7 sq. metres (1879.9 sq. feet)



**First Floor**  
Approx. 169.7 sq. metres (1826.4 sq. feet)



Total area: approx. 344.3 sq. metres (3706.3 sq. feet)

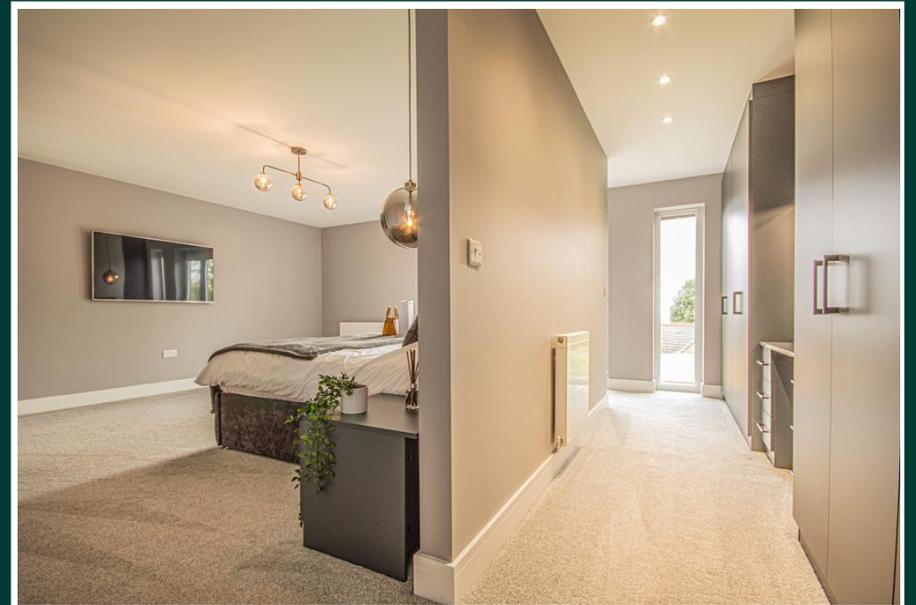
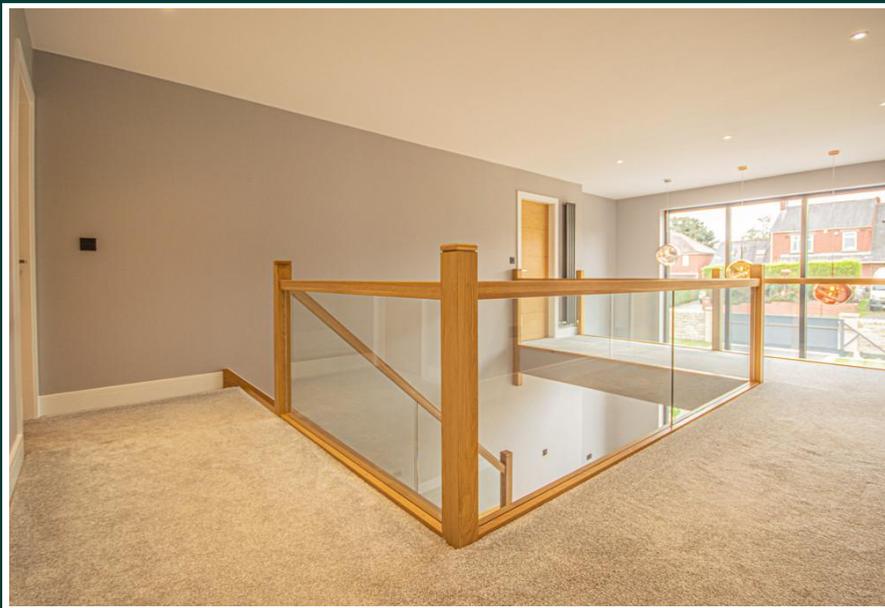


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