

Hollybush Avenue, Ingleby
Barnsley



£375,000

IH INGLEBY HOMES





This outstanding family property boasts an impressively large plot which delivers extensive rear gardens, and generous side space which lends itself to any permitted extension works, or simply ideal for housing the family caravan - being approached from an additional side block-paved drive, with a further double-width block-paved drive that approaches the double garage, all of which are certainly features that will prove attractive to many.

Whilst the fabulous external aspects are sure to impress, the internal qualities, terrific standard, and spacious accommodation should not be overlooked. 'Turn Key' ready and immaculately presented, whilst the quality is illustrated clearly with features such as the 'Courts' fitted kitchen, 'Courts' fitted bedroom/study furniture and the 'HS Interiors' stylish 'four piece suite' family bathroom with a 'Duravit' suite, and 'Hansgrohe' fittings. Space is abundant on the extended ground floor which brings a welcoming entrance lobby, cloakroom/WC, bay fronted lounge - with double doors adjoining the dining room, which in-turn is open-plan to the garden room. The quality fitted kitchen/breakfast room enjoys a feature 'Range' cooker, granite surfaces and 'Americana' style fridge freezer, and has a generous fitted laundry/utility off.



The first floor is occupied by the afore mentioned, superb family bathroom, and four double bedrooms, 'Master' with modern ensuite and fitted robes, a feature repeated in bedroom two, whilst the fourth bedroom enjoys quality fitted study furniture.

The extensive gardens brings well-tended lawns, an incredibly large, shaped patio and path, a large shed with power that could provide an ideal home office, gym, or garden bar, with various established shrubs and greenery. The unusually generous side-space lends itself to further extension, subject to any necessary permissions - or the perfect spot to sit the extra vehicles, camper or caravan. Ingleby Homes recommended.

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.

GARDEN ROOM
11'8" x 11'1"
3.55m x 3.38m

DINING ROOM
11'8" x 8'11"
3.55m x 2.72m

KITCHEN/BREAKFAST ROOM
16'6" x 12'5"
5.03m x 3.78m

LAUNDRY

LOUNGE
17'4" x 11'8"
5.28m x 3.55m

HALL

WC

DOUBLE GARAGE

MASTER BEDROOM
12'1" x 11'8"
3.68m x 3.55m

BEDROOM
12'1" x 9'9"
3.68m x 2.96m

BEDROOM
12'8" x 10'4"
3.85m x 3.16m

BEDROOM
12'8" x 8'9"
3.85m x 2.66m

ENSUITE

BATHROOM

LANDING

UP

C

C

TOTAL FLOOR AREA : 1736 sq.ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

The Location



E
Freehold



- An outstanding, large family home of impressive quality
- Envious plot with especially extensive gardens and double garage
- Two separate block-paved drives, generous side space which lends itself to extension
- Superb 'Courts' fitted kitchen and bespoke fitted study furniture
- Stylish 'HS Interiors' four-piece suite family bathroom
- Large, extended ground floor with plenty of living space and flexibility
- A rare purchase opportunity



www.ingleby-homes.co.uk
01642 671025

IH INGLEBY HOMES