



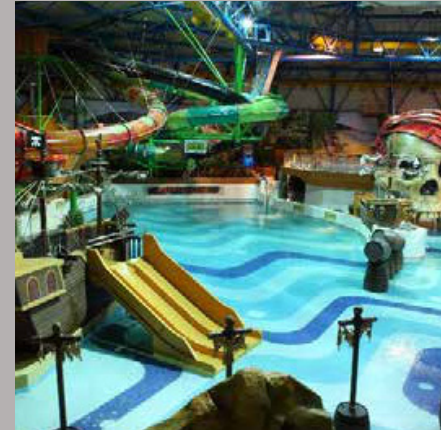
BLENHEIM VIEW

LONGCAR LANE, BARNLEY

www.blenheim-view.co.uk







BEING IN BARNSLEY

Steeped in history and with an abundance of attractions and shopping opportunities, Barnsley is perfectly located along on the M1 corridor (J37) between Sheffield and Leeds.

Located in the heart of South Yorkshire, Barnsley is a historic market town with a character of its own. With stately homes, museums, theatres, ruins and art galleries all on your doorstep, why not spend a day at the beautiful Cannon Hall, explore the extraordinary Yorkshire Sculpture Park, discover the fascinating Elsecar Heritage Centre or splash out at Calypso Cove at the Metrodome Leisure Complex.

Barnsley really does have something for everyone.

Blenheim View is a stunning new development of 32 homes; comprising three and four bedroom semi detached and detached homes in 3 exciting designs. Ideally placed in this well regarded location close to Locke Park, these prestigious homes will be built to an extremely high standard, with an 'all inclusive' specification offer and ten year NHBC warranty.

Specifications



KITCHEN

- Symphony fitted kitchen, 18mm cabinets with soft close door hinges. 40mm laminate worktops with laminate up-stand. A choice of finishes from a specified range.
- Blanco stainless steel 1.5 bowl sink with Blanco mixer tap.
- Integrated Zanussi appliances:
 - Washing machine
 - Larder fridge freezer
 - Stainless steel/black electric oven
 - Extractor hood
- Provision for a dishwasher

BATHROOM AND CLOAKROOM

- White Ideal Standard Tempo sanitary ware with Ideal Standard chrome fittings
- Mira thermostatic mixer shower over bath. Hinged glass bath screen.

ENSUITE & 2nd FLOOR SHOWER ROOM

(The Locke properties)

- White Ideal Standard Tempo wash basin and WCs.
- Ideal Standard chrome taps
- Mira thermostatic shower

JOINERY AND DOORS

- Moulded 4 or 6 panel heavyweight core internal doors
- Off-white PVCu external windows
- Off white PVCu French doors to living room
- Composite external doors with multi-point locking

DECORATION & FINISHES

- Emulsion to internal walls and ceilings
- White painted gloss woodwork
- Polyfor vinyl floor covering to kitchen, bathrooms and cloakrooms

CENTRAL HEATING

- Gas fired high-efficiency combi boiler

ELECTRICAL

- LED spotlights to kitchen/dining areas
- White sockets and switches
- TV and telephone point provided to the living room and main bedroom
- LED external light to both entrances
- Mains powered doorbell

EXTERNAL

- Tarmac finished driveway
- Turf to front and rear gardens

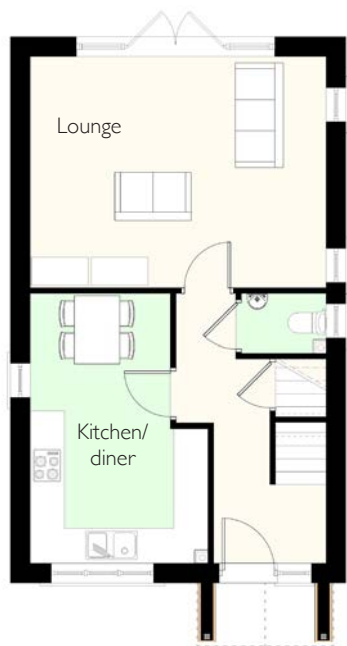
GENERAL

- NHBC 10 year warranty

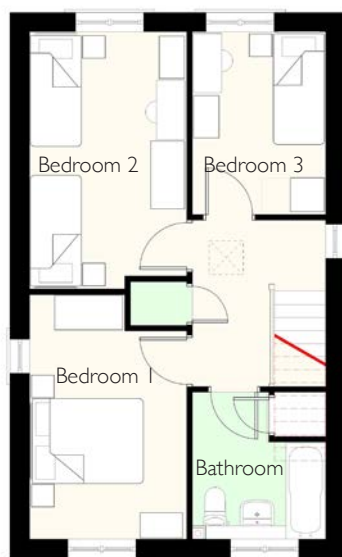
The Grove



The Grove is a stunning three bedroom detached property utilising the same design as The Hawthorne. The accommodation briefly comprises of a spacious breakfasting kitchen, superb lounge to the rear of the property with access to the rear garden. To the first floor are three good sized bedrooms and family bathroom. The Grove is a unique property with just 2 plots available in the detached design.



Ground Floor



First Floor

Ground Floor

Kitchen/diner	3.13 (max) x 4.76 (max)m	10'3" (max) x 15'7" (max)
Lounge	5.22 x 4.09m	17'1" x 13'5"

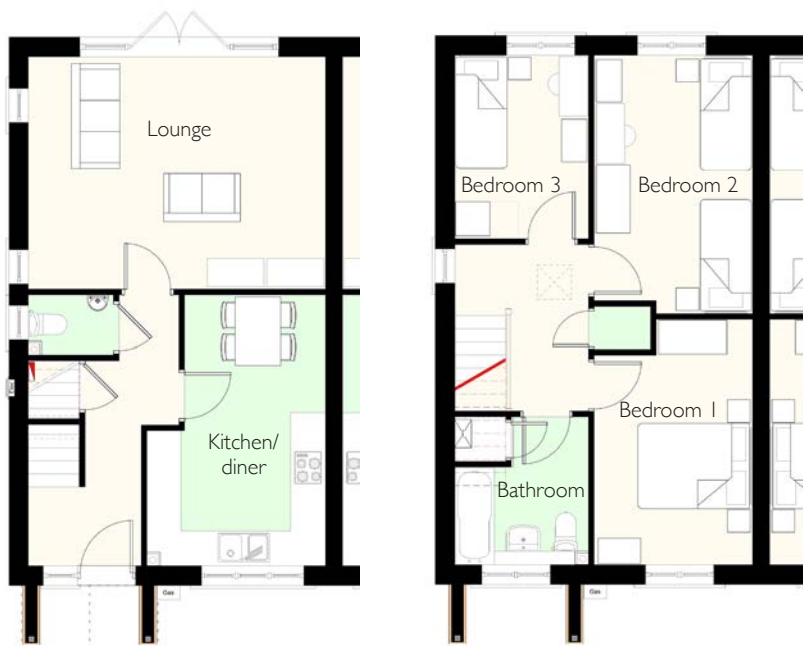
First Floor

Bedroom 1	2.77 (max) x 4.31 (max)m	9'1" (max) x 14'1" (max)
Bedroom 2	2.77 (max) x 4.55 (max)m	9'1" (max) x 14'11" (max)
Bedroom 3	2.35 x 3.22m	7'8" x 10'6"
Bathroom	2.35 (max) x 2.59 (max)m	7'8" (max) x 8'6" (max)

The Hawthorne

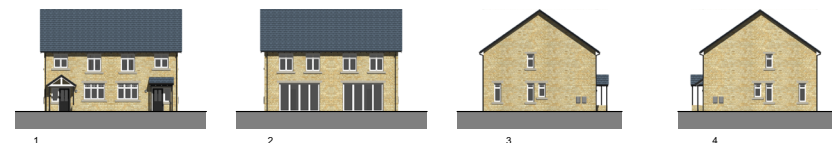


The Hawthorne is a fabulous three bedroom semi detached property. The accommodation has been designed to create a practical ground floor living space which offers a spacious entrance hallway with downstairs w.c. A superb breakfasting kitchen, stunning lounge with French doors to the rear garden. To the first floor are three good sized bedrooms and family bathroom.



Ground Floor

First Floor



Ground Floor

Kitchen/diner	3.13 (max) x 4.76 (max)m	10'3" (max) x 15'7" (max)
Lounge	5.22 x 4.09m	17'1" x 13'5"

First Floor

Bedroom 1	2.77 (max) x 4.31 (max)m	9'1" (max) x 14'1" (max)
Bedroom 2	2.77 (max) x 4.55 (max)m	9'1" (max) x 14'11" (max)
Bedroom 3	2.35 x 3.22m	7'8" x 10'6"
Bathroom	2.35 (max) x 2.59 (max)m	7'8" (max) x 8'6" (max)

The Locke



Ground Floor

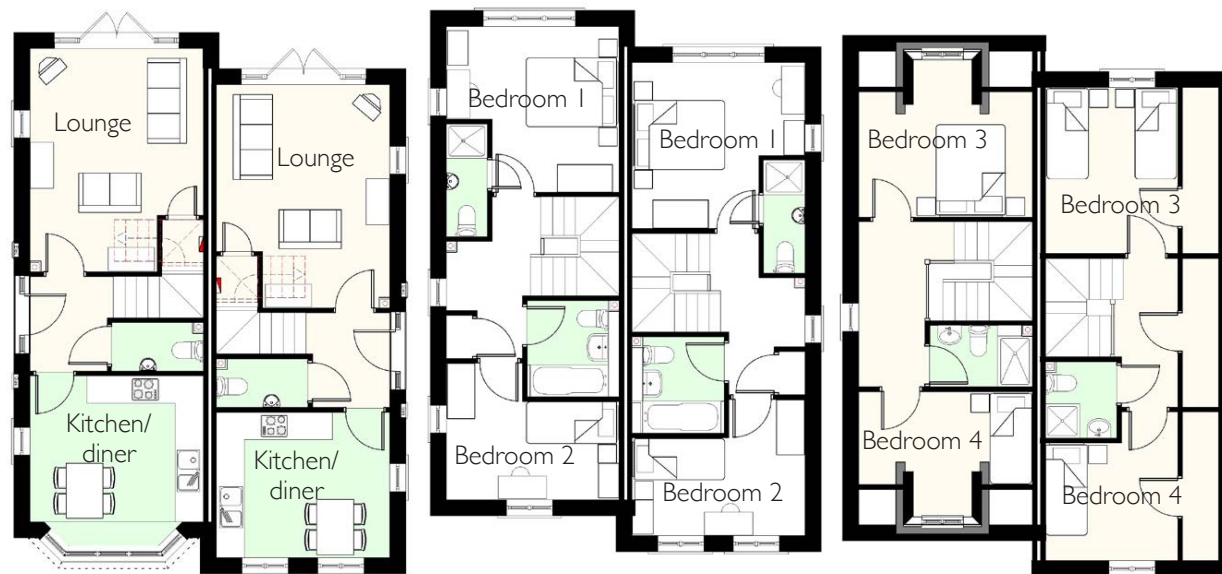
Kitchen/diner	3.75 x 3.69 (max)m	12'3" x 12'1" (max)
Lounge	3.75 x 4.85 (max)m	12'3" x 15'11" (max)

First Floor

Bedroom 1	3.76 (max) x 3.60 (max)m	12'4" (max) x 11'9" (max)
En suite	0.90 x 2.45m	2'11" x 8'0"
Bedroom 2	3.75 x 2.93 (max)m	12'3" x 9'7" (max)
Bathroom	2.00 x 2.10m	6'6" x 6'10"

Second Floor

Bedroom 3	3.75 (max) x 3.40 (max)m	12'3" (max) x 11'1" (max)
Bedroom 4	3.75 (max) x 2.73 (max)m	12'3" (max) x 8'11" (max)
Shower room	2.22 x 1.33m	7'3" x 4'4"



Ground Floor

First Floor

Second Floor

The Locke is an attractive four bedroom semi detached property. The accommodation has been designed for the discerning purchaser looking for a property that offers a little extra space. The layout briefly consists of a side entrance door leading to a spacious entrance hallway and downstairs w.c. To the front of the property is a breakfasting kitchen whilst to the rear of the property is a superb lounge with doors leading to the rear garden.

To the first floor are two good sized bedrooms (one of which has an en suite shower room) and family bathroom. To the second floor there are two further bedrooms and a shower room.



BLENHEIM VIEW

LONGCAR LANE, BARNSELY S70 6BB



Blenheim View is situated on Longcar Lane off Racecommon Road approximately one mile south west of Barnsley Town Centre. Junction 37 of the M1 motorway is only approximately 1 mile away offering excellent links to both Leeds to the North and Sheffield to the South.

For more details or to arrange a viewing call Haybrook Barnsley

01226 288880



HAYBROOK
LAND & NEW HOMES