



## 17 Paddock Close, Brierley, Barnsley, S72 9FF

Kestrel Estates are proud to present The Chestnut. A Spacious 4 Bed Detached home in a sought after location of Brierley on behalf of the Saul Homes.

This spacious property is perfect for those looking for a modern family home. The home comprises of a spacious hallway, kitchen, dining area sitting at the rear of the property with French Doors leading to the garden with the lounge situated to the front of the property. The master bedroom has an En-Suite and generous double sized second bedroom and third bedrooms with a smaller fourth bedroom. The bathroom has a shower over bath. To the front of the property there's an integral garage and a parking space.

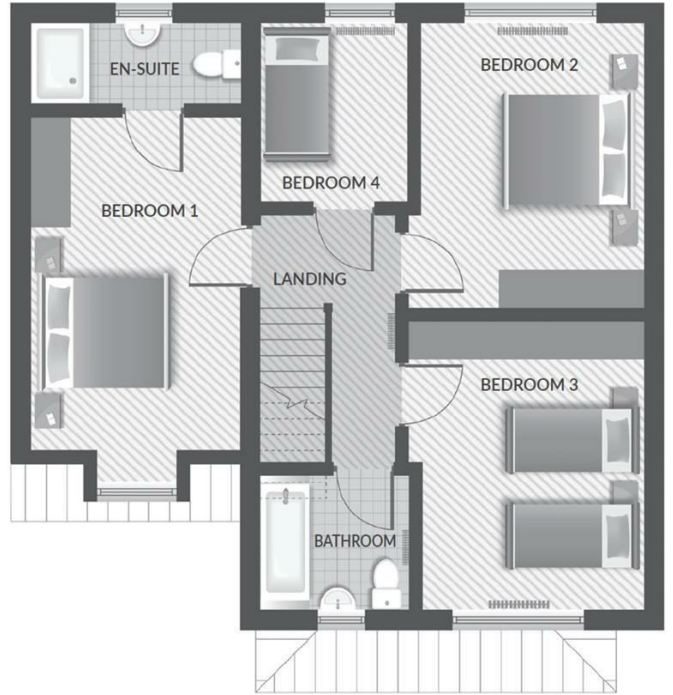
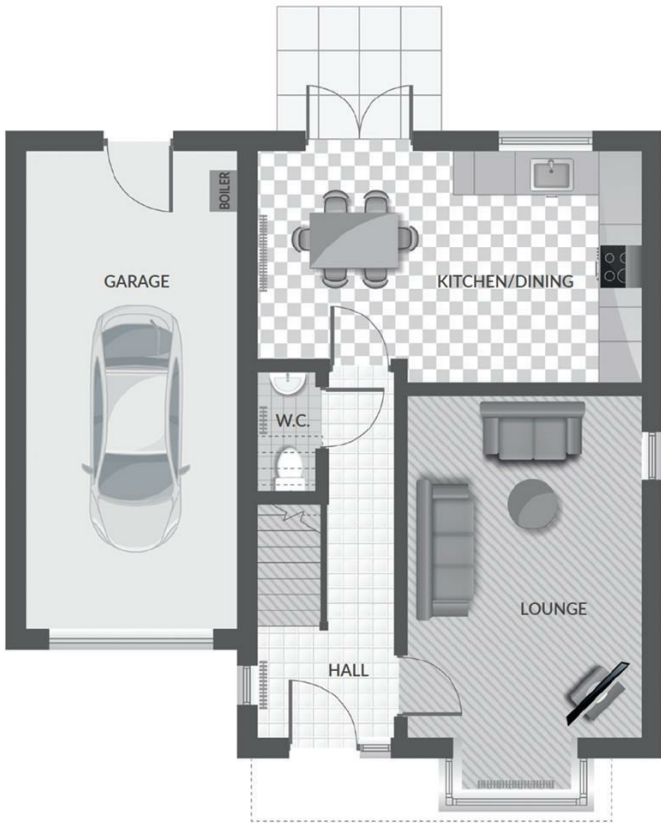
The home is close to local shops & motorways making it perfect for commuters

UPGRADED KITCHEN with BOSCH appliance. Includes Oven, Ceramic hob, Extractor, tall integrated fridge freezer & Dishwasher.

FULLY TILED BATHROOM.

- The Chestnut
- Stunning 4 Bed Detached
- Garage & Parking
- En Suite to Master
- Popular Residential Location
- Contact us today!
- NB: Photos are artists impressions

£325,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	