

# HUNTERS<sup>®</sup>

## EXCLUSIVE



### Berneslai Close , Barnsley, S70 2FL Offers Over £550,000



Hunters Estate Agents are proud to welcome to the market this individually designed and built, prestigious four bedroom detached home located in Barnsley town centre. The result is a sumptuous and elegant home with every room delivering a 'wow' factor. Space, light and comfort are key characteristics, comprising this property. The property accommodates on the ground floor a generously sized Entrance hall, a Snug, a separate dining room, downstairs WC, a large open plan kitchen-diner and lounge, and utility room leading to the garage. The first floor consists of four bedrooms with en suites leading from the first and second bedrooms and a house bathroom. The external offers large gardens to the front and rear elevations.

Call Hunters today to arrange your highly advised viewing and avoid disappointment.



## Entrance Hall

Entering into the property through a composite door into this spacious entrance hall with stairs rising to the first floor, comprising of laminated flooring throughout, a fitted radiator and access to all rooms on the ground floor.

## Snug 11'3" x 13'11" (3.45m x 4.25m)

Located on the ground floor you will find the perfect snug room to relax.

## Downstairs WC

The WC comprises a low flush WC, a wash hand basin with partially tiled walls and laminate flooring.

## Utility Room 5'2" x 13'9" (1.6m x 4.2m)

## Garage 11'1" x 20'8" (3.4m x 6.3m)

## Dining Room 10'9" x 13'11" (3.3m x 4.25m)

The dining area provides a laminated flooring, a fitted radiator, an elevated double glazed window facing the front elevation of the property

## Kitchen/Lounge 10'9" x 13'9" (3.3m x 4.2m)

This open plan kitchen is fitted with a range of wall and base units with wooden work surfaces featuring integral appliances that includes a fridge, freezer, an Electric oven, microwave, gas hob, dishwasher and an inset sink and drainer with mixer tap over. Complimented with a large central island, LED spot lighting to the ceiling, rear facing bi-fold doors and laminated flooring.

## Landing

Landing providing access to all rooms on the first floor.

## Bedroom one 12'5" x 15'8" (3.8m x 4.8m)

The master bedroom located on the first floor offers a laminate flooring, wall mounted radiators, a double glazed window overlooking the rear elevation and a en-suite shower room.

## En-suite 8'10" x 12'9" (2.7 x 3.9m)

Leading from the master bedroom is this modern shower room with laminate flooring and tiling to the walls, a low flush WC, a wall mounted wash hand basin and a walk in shower. Also with a double glazed velux window facing the rear elevation.

## Bedroom two 12'5" x 13'9" (3.8 x 4.2m)

The second bedroom provides a laminate flooring, a wall mounted radiator, fitted wardrobes a UPVC window overlooking the rear elevation and an en-suite shower room

## En-suite

Leading from the second bedroom we find another modern shower room with tiled flooring and tiling to the walls, a low flush WC, a wall mounted wash hand basin and a walk in shower.

## Bedroom three 11'1" x 12'1" (3.4m x 3.7m)

Bedroom three has a fully fitted carpet, fitted wardrobes, a wall mounted radiator and a double glazed velux window facing the rear elevation.

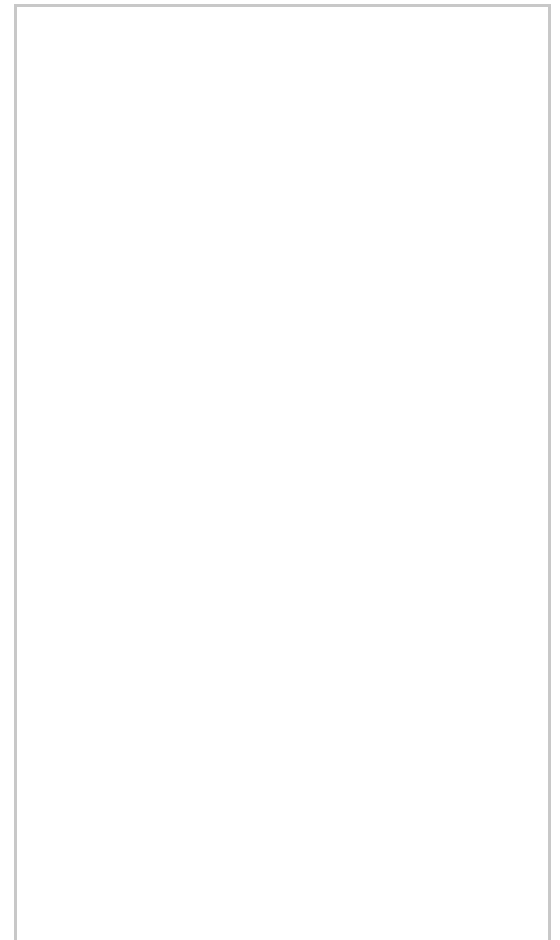
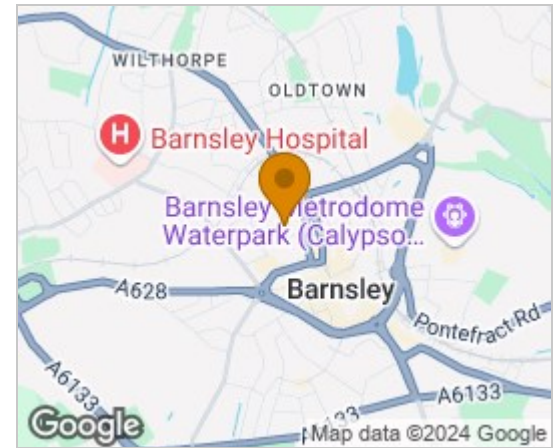
## Bathroom

This gorgeous house bathroom provides a wash hand basin with beneficial oak storage cupboards below, a low flush WC, a free standing bath and a corner black grid cubicle shower. Also with tiling to the floors and walls, a wall mounted radiator and an elevated double glazed window overlooking the rear elevation

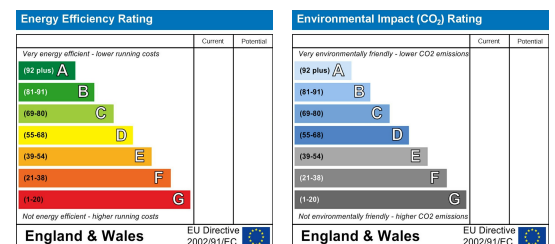
## Bedroom four 17'4" x 13'1" (5.3m x 4.0m)

Bedroom four offers a fully fitted carpet, a wall mounted radiator and a velux double glazed window facing the front elevation.

## Area Map



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We advise that the property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: barnsley@hunters.com <https://www.hunters.com>