

HUNTERS[®]

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 6 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.

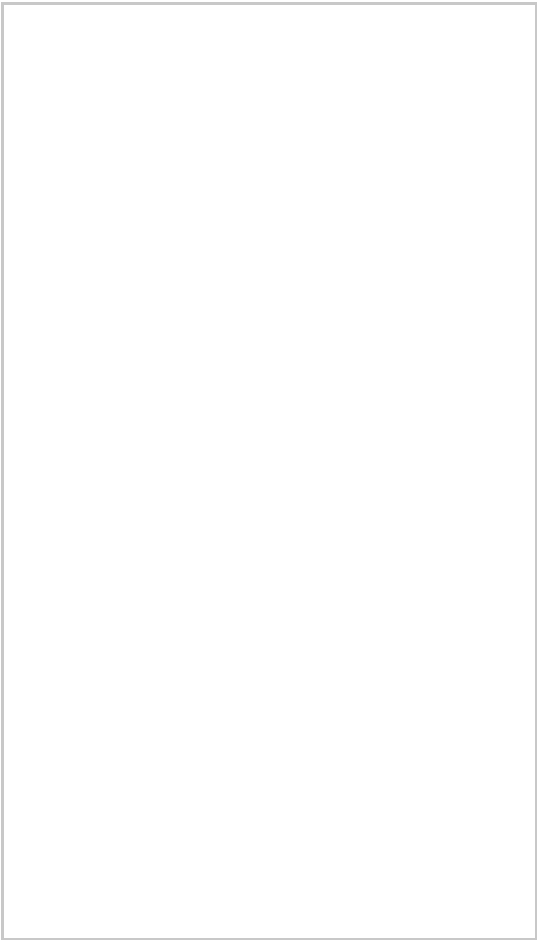
Bathroom
This gorgeous house bathroom provides a wash hand basin with beneficial oak storage cupboards below , a low flush WC, a free standing bath and a corner black grid cubicle shower. Also with tiling to the floors and walls, , a wall mounted radiator and an elevated double glazed window overlooking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

Disclaimer
Disclaimer - Please note information within our sales particulars has been provided by the vendors. Hunters Barnsley have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Not all items available in the pictures will be included in the sale and we therefore ask that you clarify this with the agents prior to purchase.
If you are considering purchasing the property, please contact the agents for more information. If you are not ready to purchase, please contact the agents for more information.
Internal photographs are produced for general information and it must not be relied upon as a guide to the actual condition of the property.
Tel: 01226 445555 Email: enquiries@huntington.co.uk or <http://www.huntington.co.uk> prior to travelling to view.

Area Map



Energy Efficiency Graph

