



**Doncaster Road, Barnsley**

, S73 9JB

**£475,000**



**5**



**2**



**1**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Doncaster Road, Barnsley

## DESCRIPTION

Nestled in the charming area of Doncaster Road, Darfield, Barnsley, S73 9JB, this stunning detached house is a true gem waiting to be discovered. Boasting five spacious bedrooms and two modern bathrooms, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a welcoming reception room that is perfect for relaxing after a long day. The two additional reception rooms provide versatility, whether you fancy a cosy reading nook or a formal dining area.

One of the highlights of this property is the impressive 13-meter garage, ideal for car enthusiasts or those in need of extra storage space. With off-street parking, convenience is at the forefront of this home.

The extensive plot surrounding the property is a rare find, offering endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air. Imagine hosting summer barbecues or creating your own private oasis in this spacious outdoor area.

With no vendor chain, the process of making this house your home is made even smoother. The five bedrooms provide flexibility for guests, a home office, or a hobby room, ensuring there is space for everyone.

Don't miss the opportunity to own this five-bedroom detached home that combines modern living with the tranquillity of its surroundings. Book a viewing today and step into the future of comfortable and spacious living in Barnsley.



# ROOMS

Front porch

Entrance hall

Lounge  
23'7" x 14'9"

Dining room  
13'9" x 17'8"

Kitchen/ Dining room  
18'0" x 13'1"

utility room  
9'10" x 6'6"

W/C

Conservatory  
11'1" x 17'8"

Integral garage

Landing

Bedroom one  
19'8" x 19'8"

En suite

Bedroom three  
13'5" x 13'5"

Bedroom two  
13'5" x 13'9"

Bedroom four  
10'5" x 11'9"

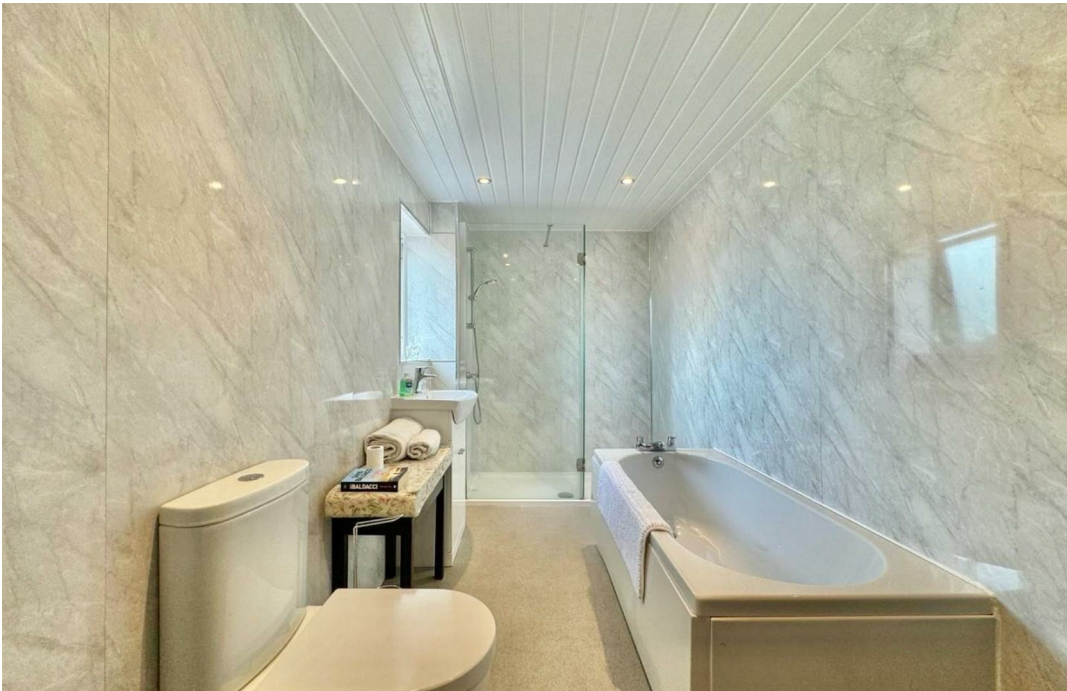
Bedroom five  
5'10" x 6'10"

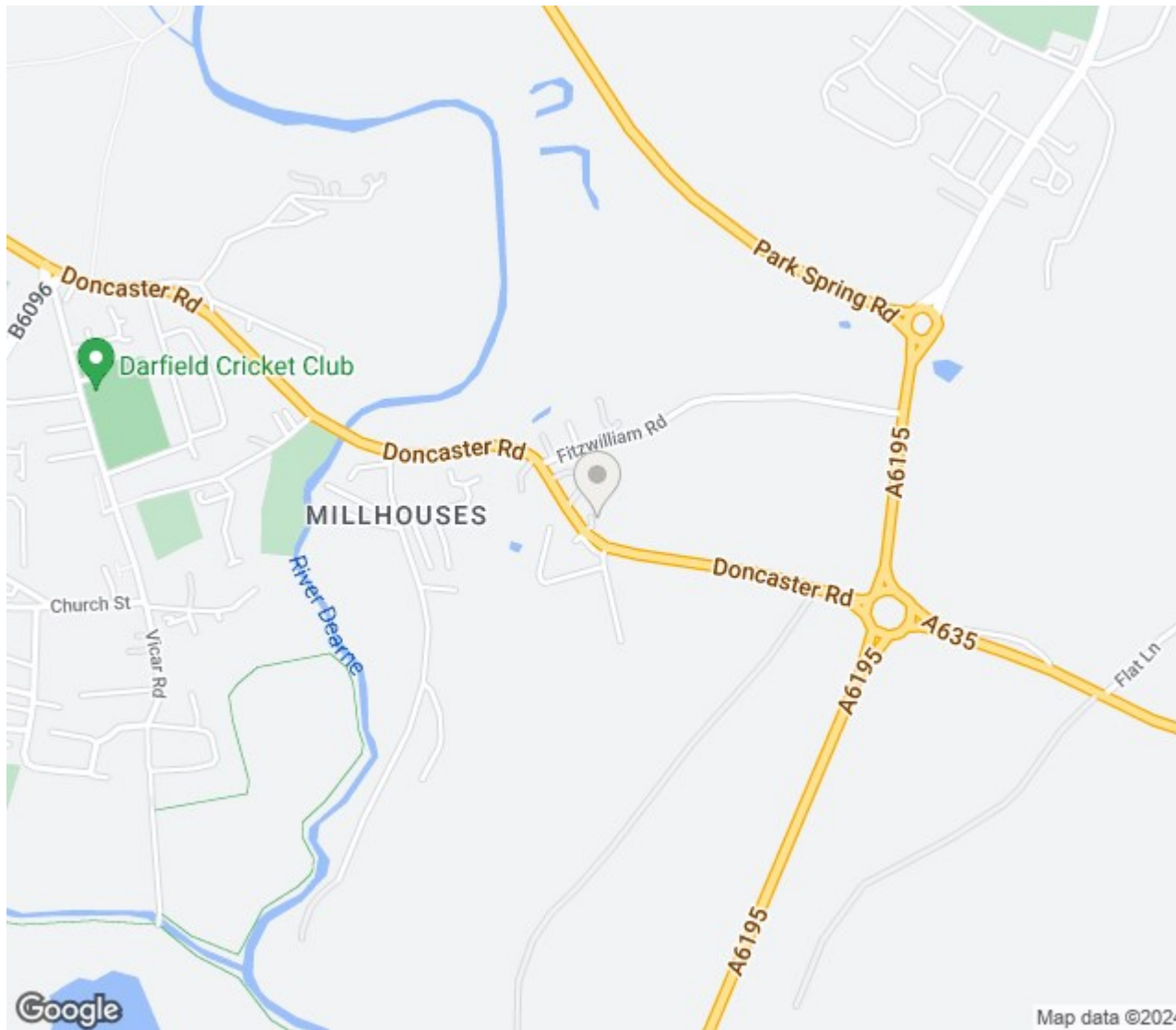
Family bathroom  
13'5" x 6'2"

Integral garage  
42'7" x 11'9"









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

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