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Bretton Way, Barnsley, , S71 2GG  
Offers In The Region Of  
£200,000

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EXCLUSIVE





# Bretton Way, Barnsley, , S71 2GG

## Offers In The Region Of

~~£200,000~~  
- NO VENDOR CHAIN!

Welcome to this stunning new build coach house located on Bretton Way in Barnsley. This delightful property, offers a modern living experience with a generous space of 764 square feet. As a freehold coach house, it provides the perfect blend of comfort and convenience.

Upon entering, you will be greeted by a bright and spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The open-plan kitchen and dining area is ideal for both entertaining guests and enjoying family meals, featuring contemporary fittings that cater to all your culinary needs.

The coach house boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring both functionality and style. Also benefiting from allocated off street parking and a garage.

One of the standout features of this property is the private balcony, which offers splendid views, perfect for enjoying your morning coffee or unwinding in the evening.

This coach house is not just a home; it is a lifestyle choice, situated in a desirable location that combines modern living with the charm of Barnsley. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

Don't miss the opportunity to make this beautiful Coach house your own.







Entrance Hall

Landing

Kitchen/Lounge  
19'8" x 11'5"

This bright and spacious open-plan kitchen and lounge area offers a modern and flexible living environment, currently arranged as a stylish kitchen-diner. The kitchen is fitted with sleek white cupboards, grey countertops, a gas hob, electric oven, fitted fridge, dishwasher and washer and finished with easy-care laminate flooring. Two windows, along with large glass double patio doors, flood the space with natural light, creating a welcoming and airy atmosphere. The lounge area, currently used as a dining space, is fully carpeted for added comfort and features recessed spotlights for a contemporary touch. Perfect for entertaining or everyday family life, this versatile space combines functionality with modern design.

Bathroom

The bathroom features laminate flooring and a bath with an overhead shower. Spotlights provide bright lighting, while the walls around the bath are tiled for practicality, and the remaining walls are painted deep green, adding a bold, modern touch.

Bedroom one  
13'1" x 12'1"

The bedroom is a carpeted double room with ample space for a double bed and storage, featuring a window that lets in natural light.



Bedroom two  
9'10" x 14'1"

Currently used as a comfortable lounge, this generously proportioned double bedroom offers versatile living space. A large window floods the room with natural light, enhancing its bright and airy feel. Fully carpeted for added warmth and comfort, the room easily accommodates bedroom furnishings while still providing ample space for storage. A flexible and spacious retreat, ideal for relaxation or rest.

Balcony

The balcony is a patio-style outdoor space, enclosed by a brick and gate fence for privacy. It overlooks open backing fields, offering lovely views and a peaceful setting.







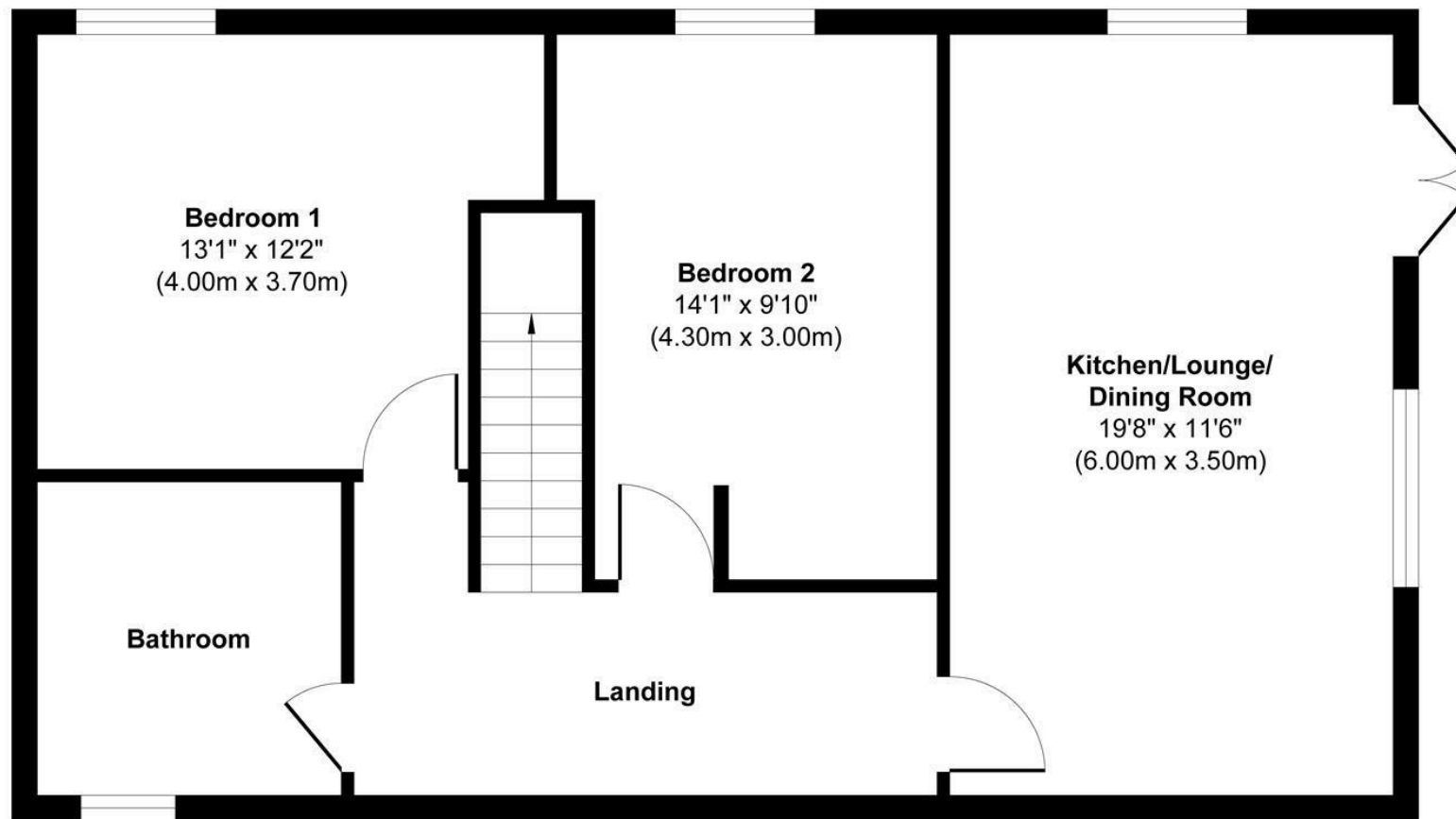
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales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

DISCLAIMER

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 have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a 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.

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49 bretton way



Floor Plan

Approx. Gross Internal Floor Area 691 sq. ft / 64.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01226 447155 | Website: [www.hunters.com](http://www.hunters.com)

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