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Common Road Common Road, Brierley, Barnsley, S72 9ED



# Common Road Common Road, Brierley, Barnsley, S72 9ED

## Offers Over £635,000

An exceptional four-bedroom, two-bathroom detached home, beautifully positioned on Common Road, Brierley, Barnsley, offering contemporary living finished to an ultra-high specification throughout, all set within a peaceful countryside location.

(The property is currently arranged as a four-bedroom bungalow; however, the attic room offers excellent potential to be reconfigured into an additional large bedroom with a balcony enjoying attractive views over the rear elevation).

Upon entering the property, you are immediately struck by the quality and attention to detail. The heart of the home is the stunning open-plan kitchen, fully fitted with integral appliances and designed seamlessly to flow into a spacious lounge area. This impressive living space is flooded with natural light and opens via bi-folding doors to the rear elevation, creating the perfect connection between indoor and outdoor living—ideal for entertaining or family life.

The property boasts four well-proportioned bedrooms, one is currently being used as a dining room and two modern bathrooms, all finished to an exceptional standard. Every room reflects the contemporary design and premium finish that runs consistently throughout the home.

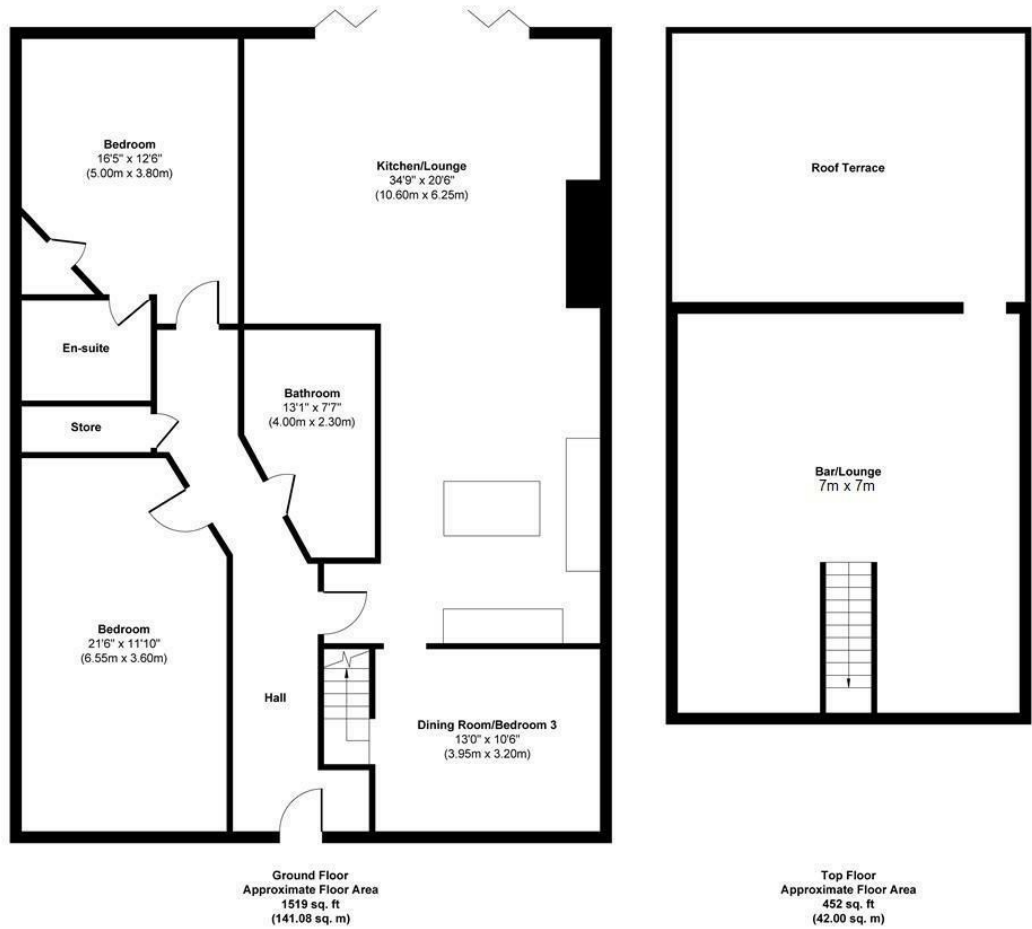
A standout feature is the converted attic, which has been transformed into a superb additional reception room. This versatile space opens through bi-folding doors onto a private balcony terrace, offering breathtaking open views across the surrounding countryside—an ideal spot to relax, entertain, or simply enjoy the scenery.

Externally, the property benefits from off-street parking for multiple vehicles, adding both convenience and practicality. The home is gas central heated and located in a quiet, sought-after setting, surrounded by open countryside while still offering easy access to local amenities and transport links.

This is a truly unique home that combines luxury, space, and location, and must be viewed to be

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Tregoney, Common Road



**Approx. Gross Internal Floor Area 1971 sq. ft / 183.08 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

Kitchen/ Dining room

19'8" x 19'8"

Lounge

20'6" x 34'9"

Dining Room / Bedroom three

12'11" x 10'5"

Bedroom two

11'9" x 21'5"

Bedroom one & En suite

12'5" x 16'4"

Family bathroom

7'6" x 13'1"


Bedroom three

11'9" x 21'5"

Attic room

22'11" x 22'11"

Energy Efficiency Rating

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

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. 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.



















