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Barnes Hall Road

Burncross, Sheffield, S35 1RF

Guide Price £375,000 - £400,000



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GUIDE PRICE £375,000 - £400,000 , A BREATH OF FRESH AIR! Nestled on Barnes Hall Road in the charming area of Burncross, Sheffield, this delightful 3 bed detached house offers a perfect blend of modern living and stunning rural views. Located close to an array of amenities, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

The property boasts a modern open plan kitchen/diner, featuring sleek finishes and functionality, making it a joy to cook and gather with loved ones. The bathrooms have also been tastefully updated, ensuring a fresh and inviting atmosphere throughout the home. The extended layout offers the potential to reconfigure the space to suit your personal needs or even extend further, allowing for future growth and adaptation. For those with vehicles, the property boasts generous off-road parking for at least four vehicles, a rare find that adds to the convenience of this home. Additionally, its location provides excellent access for commuters, making it an ideal choice for those who travel for work.

But the standout features of this property is the breathtaking rural view that can be enjoyed from the rear of the property, over fields and surrounding woodland, a real breath of fresh air in today's market.

Briefly comprising entrance hall, downstairs toilet and shower room, living room, kitchen/diner, formal dining room, sun room/office, gym room, master bedroom, two further bedrooms, family bathroom and garage.

In summary, this detached house on Barnes Hall Road is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in a picturesque setting. With its ample living space, stunning views, and potential for further development, it is a property not to be missed.

ENTRANCE HALLWAY

Through a composite door leads into an magnificent entrance hall, a great impression on any guest, comprising Karndean flooring, handy storage cupboard for shoes and coats, two uPVC windows and staircase rising to the first floor.

LIVING ROOM

A spacious living room hosting a charming traditional fireplace with marble surround and coal effect fire giving a great focal point to the room and cosy feel in the wintry months, archway leading through to the dining room creating a great social space, three wall mounted radiators, aerial point and large uPVC window flooding the room in natural light.

DINING ROOM

A formal dining area, but could have many uses such as a play room/games room if desired, comprising wall mounted radiator and French doors leading into the sun room.

SUN ROOM / OFFICE

A versatile space, which is currently used as a sun room but would make a great home office with fantastic view, hosting bi fold doors that open out onto the garden and beyond, also comprising Velux window, wall mounted radiator, ambient wall lights and aerial point.

KITCHEN

An impressive, sleek kitchen/diner boasting an array of cream shaker style wall and base unit providing ample storage space, contrasting dark grey work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset Bosch induction hob with extractor above, integrated appliances include; electric double oven, microwave, fridge/freezer, washing machine and dishwasher, two wall mounted radiators, inset spotlights, Velux window, two further uPVC windows and uPVC door leading to the exterior.

DOWNSTAIRS BATHROOM

A handy addition to any busy household, fully tiled in cream, comprising corner pedestal ceramic sink, low flush WC, corner shower cubicle with chrome drench shower, uPVC frosted window, inset spots, white towel rail and extractor fan.

LANDING

BATHROOM

A generously sized, contemporary family bathroom, fully tiled in serene cream, hosting a dark wood vanity unit with inset sink and low flush WC, bath with drench shower over, wall mounted heated towel rail, extractor fan, tiled flooring, inset spotlights and two frosted uPVC windows.

MASTER BEDROOM

A sumptuous master bedroom hosting a wall of fitted sliding wardrobes, also comprising wall mounted radiator, telephone point and uPVC window.

BEDROOM 2

A further good sized double bedroom comprising aerial point, wall mounted radiator and uPVC window hosting a scenic view of the fields to the back of the property.

BEDROOM 3

Currently used as an office would make a good single bedroom or nursery, comprising telephone point, wall mounted radiator and uPVC window.

GARAGE

Offering that extra storage space we all crave, hosting an electric up and over door, lighting and sockets throughout, side door and window.

GYM

Currently used as a gym, great space and potential to use as an office or hobby room comprising uPVC window and door and laminate flooring.

EXTERIOR

To the front of the property is an expansive block paved double driveway creating great kerb appeal. To the rear of the property is a fully enclosed, beautifully landscaped, sun drenched garden hosting the picture perfect rural outlook, mainly laid lawn and established shrubs, CCTV, outside tap, electric, security lighting, paved patio area great for entertaining in the summer months.

Floorplan



Total floor area 147.7 sq.m. (1,590 sq.ft.) approx

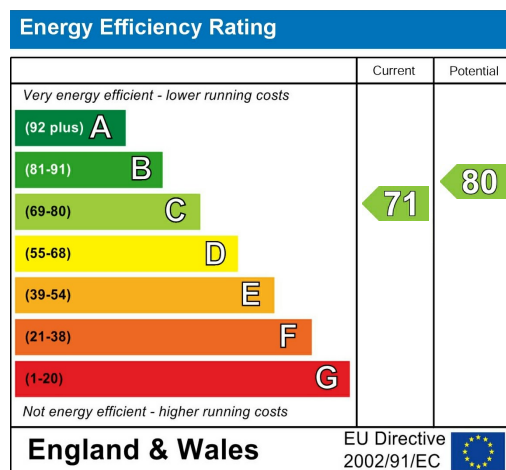
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







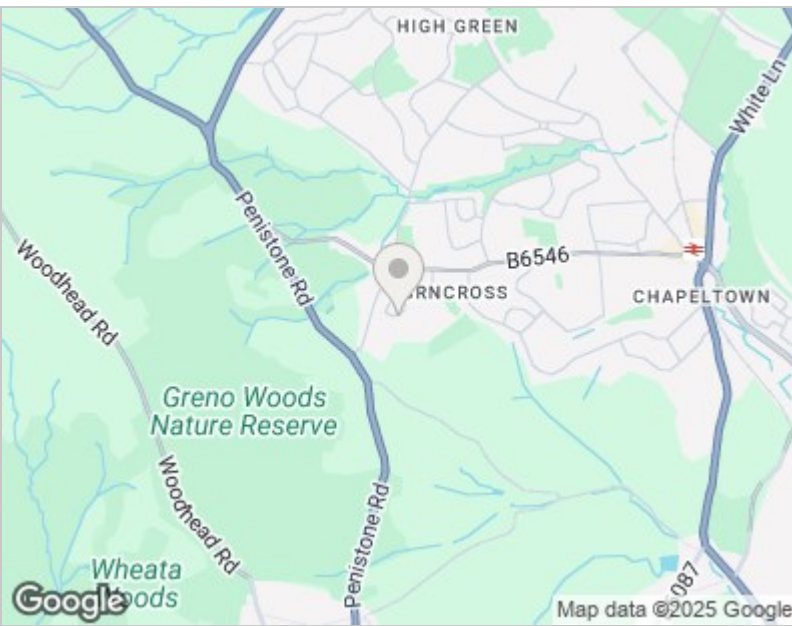
Energy Efficiency Graph



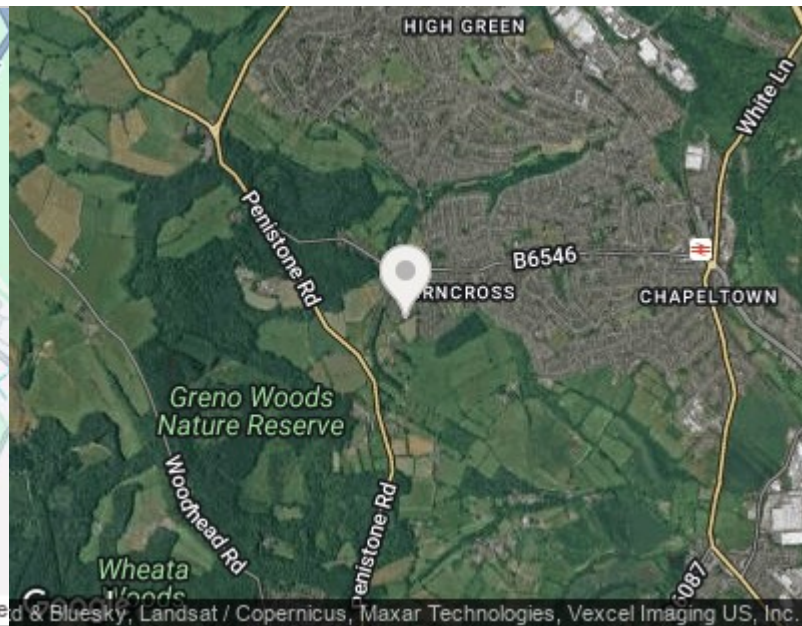
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. 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 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

