



PRICE GUIDE

£374,500

Portland Crescent

Grimethorpe, Barnsley, S72 7GE

PROPERTY SUMMARY

This exceptional new-build development at Portland Crescent, Grimethorpe presents a rare opportunity to acquire a substantial five-bedroom executive family home, designed with modern living in mind and finished to an outstanding specification throughout. Set within a unique and exclusive development, this impressive property offers generously proportioned accommodation extending across three floors, providing an abundance of versatile living space ideally suited to growing families and professional buyers alike.

The heart of the home is a stunning open-plan kitchen, dining and family space, designed for contemporary living and entertaining, featuring bi-fold doors opening onto the rear garden and creating a seamless connection between indoor and outdoor living. The property also benefits from a separate lounge, a luxurious principal bedroom suite, well-proportioned guest bedrooms and stylish family bathroom facilities. Constructed to modern energy-efficient standards, the home will include solar panels, high-quality fixtures and fittings, and carefully considered finishes throughout. Externally, the property enjoys extensive off-street parking and private gardens, further enhancing its appeal.

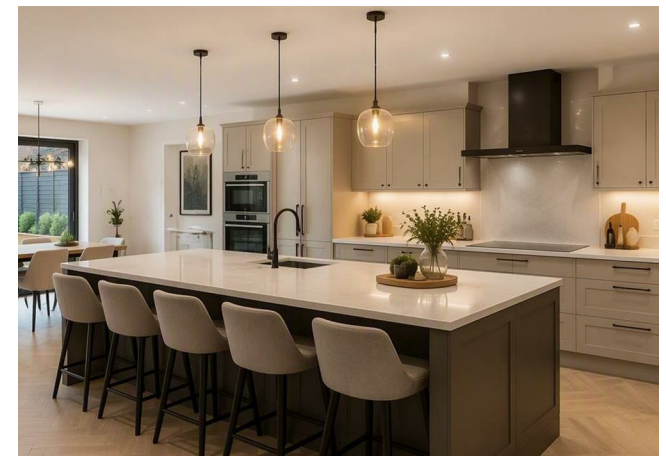
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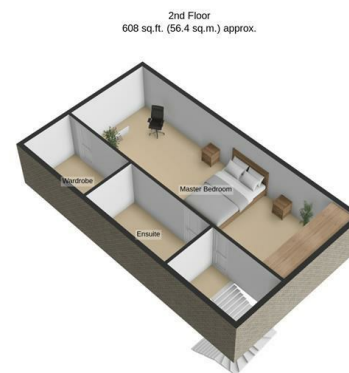
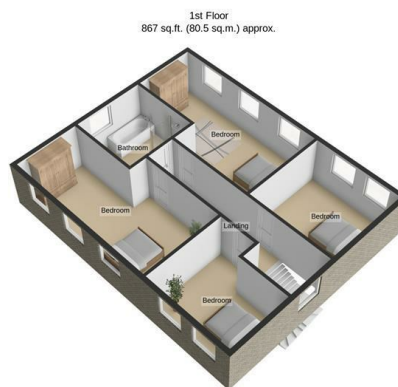
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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LOCAL AUTHORITY

BMBC

TENURE

Freehold

EPC RATING

B

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

208 Barnsley Road
Cudworth
Barnsley
S72 8UJ

OFFICE DETAILS

01226 771333
property@psbarnsley.co.uk
<https://www.psbarnsley.co.uk/>