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8 Briar Rise, Worsbrough, Barnsley, S70 5JR

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### Offers In The Region Of £315,000

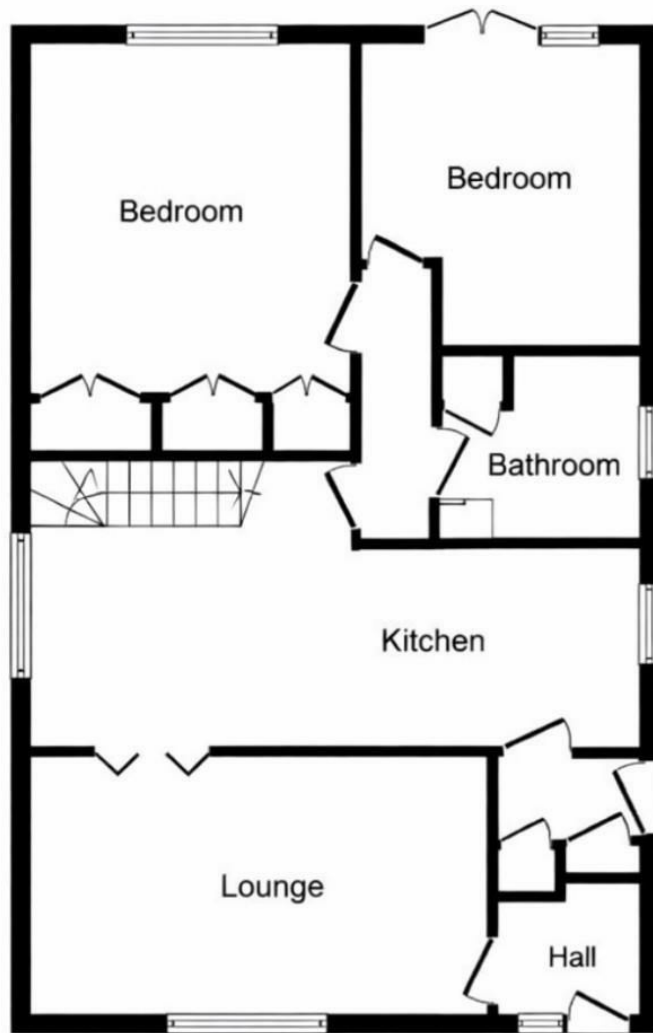
Located in the charming area of Briar Rise, Worsbrough, Barnsley, this beautifully presented detached dormer bungalow offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene yet convenient lifestyle.

As you enter, you are welcomed by a large reception room that boasts a stylish media wall, creating an inviting space for relaxation and entertainment. The open plan kitchen and dining room is a highlight of the home, providing a wonderful area for family gatherings and culinary delights. The layout encourages a sense of togetherness, making it perfect for both everyday living and special occasions.

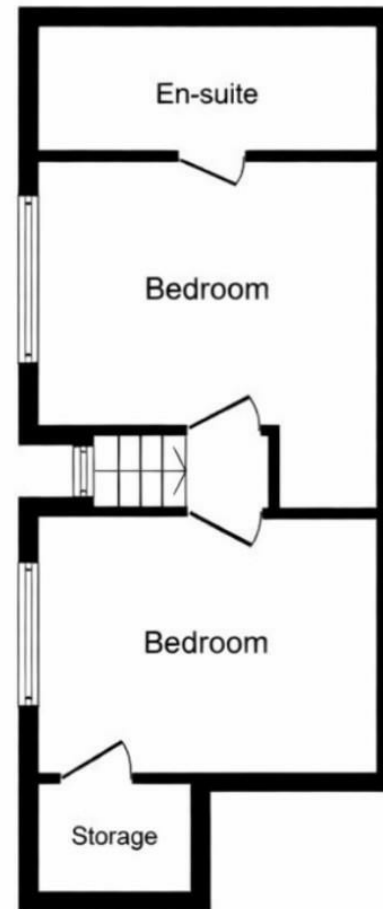
This bungalow features two well-appointed bathrooms, ensuring ample facilities for the household. The property is set on a generous plot, with large front and rear gardens that offer plenty of outdoor space for children to play or for gardening enthusiasts to indulge their passion. Additionally, off-street parking for two vehicles adds to the convenience of this delightful home.

Located close to all amenities, residents will enjoy easy access to local shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. This property truly embodies the essence of comfortable living in a desirable location. Don't miss the opportunity to make this stunning bungalow your new home.

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barnsley@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Entrance

### Lounge

16'9" x 11'1"

### Kitchen & dining room

22'11" x 10'5"

The open plan dining kitchen area has a range of fitted wall units finished in high gloss cream and base units finished in high gloss walnut effect, extractor hood, four ring electric hob, electric double oven, one and a half bowl sink, breakfast bar, integrated fridge freezer, integrated washing machine, integrated dishwasher, downlights to the ceiling, side facing double glazed window and a side facing entrance door.

The dining area has a retro-style staircase rising to the first floor landing and a side facing double glazed window.

### Bathroom

### Bedroom 1

12'2" x 11'8"

A spacious master bedroom with coving and an extensive range of floor to ceiling fitted wardrobes, there is a radiator and a rear facing double glazed window.

### Bedroom 2

10'9" x 10'4"

A delightful multipurpose room that could also be used as a study or hobby room with coving to the ceiling, laminate flooring, radiator and rear facing double glazed French style doors to the garden.

### Landing

### Bedroom 3 & En Suite

10'9" x 10'9"


With a radiator and side facing double glazed window offering views.

### Bedroom 4

10'7" x 9'3"

With a radiator, a side facing double glazed window offering views and a useful storage lobby off this room.

## Energy Efficiency Rating

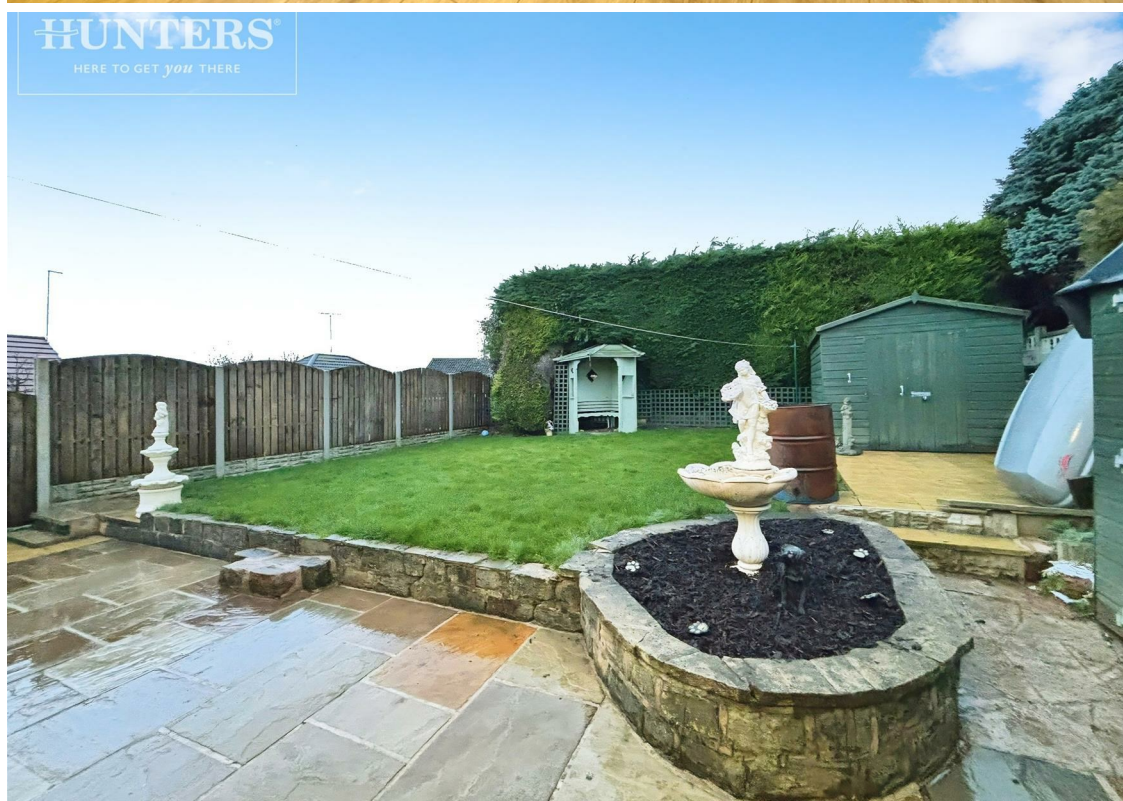
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.









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