

3 Granham Acre, Shafton, S72 8WE

Stunning 4-Bedroom Detached Family Home | Popular Shafton Estate

Situated on a highly sought-after estate in Shafton, Barnsley, this spacious and modern four-bedroom detached home offers versatile living accommodation ideal for growing families.

The property boasts four generous double bedrooms, including an impressive master bedroom with en-suite, while two further bedrooms benefit from fitted wardrobes, providing excellent storage solutions.

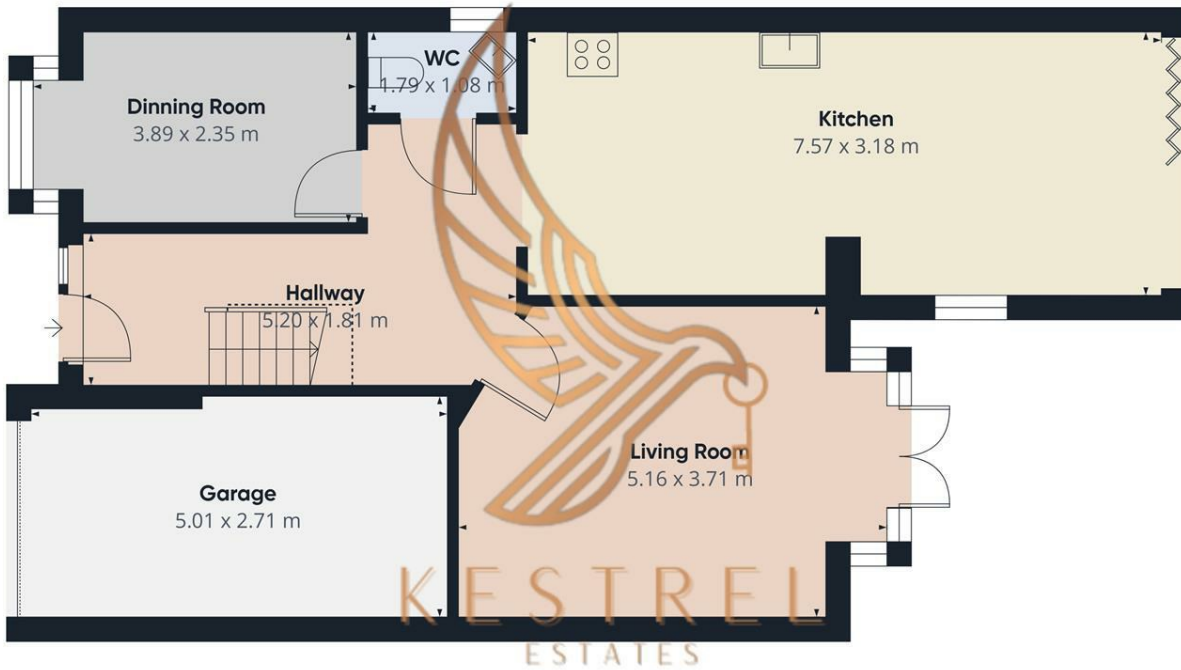
To the ground floor, the home features a separate lounge perfect for relaxing, alongside a versatile office/playroom, ideal for home working or children's space. A convenient downstairs WC adds to the practicality of the layout.

The true heart of the home is the gorgeous kitchen/dining extension to the rear, creating a bright and sociable space ideal for family life and entertaining, with modern finishes and ample room for dining and seating. With an abundance of units and integrated appliances, the kitchen is truly outstanding.

Externally, the property benefits from a garage and off-road parking, adding further convenience. Finished to a high

- Amazing 4 Bed Detached Home
- Gorgeous Kitchen/Dining Extension
- Kitchen with Integrated Appliances
- Spacious Lounge
- Playroom/Office/Multi Use Room
- 4 Bedrooms - 2 with En-Suite
- Master With En Suite
- Garage & Off Road Parking
- Must See - Perfect for Families

£300,000



Approximate total area¹⁾
79.1 m²
Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

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	69	77