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31 Dearne Hall Park, Barugh Green, Barnsley, S75 1FT

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£385,000

Situated in the sought-after Dearne Hall Park, Barugh Green, Barnsley, this impressive four-bedroom detached home has been thoughtfully enhanced, taking a modern build and elevating it with stylish upgrades and carefully considered improvements to create an exceptional family home.

Upon entering, you are welcomed by a stylish entrance hall leading through to a beautifully presented kitchen/diner, finished to an exceptional standard and perfectly suited to both everyday family life and entertaining. Further enhancing the ground floor, the former garage has been thoughtfully converted into a dedicated dining room, creating an additional reception space ideal for hosting family and friends.
The cosy living room, complete with an electric fire, creates a warm and inviting atmosphere, perfect for relaxing evenings. The ground floor also features a convenient downstairs toilet and a utility room, enhancing the practicality of this lovely home.

Venturing upstairs, you will find four generously sized double bedrooms, including a master suite with an en suite shower room, ensuring comfort and privacy for all family members. An additional family bathroom caters to the needs of the household.

Outside, the property boasts off-road parking on the driveway for multiple vehicles, a significant advantage in this desirable area. The rear garden is a true highlight, offering ample space for outdoor activities and relaxation. A charming summer house invites you to soak up the sun, while a pagoda provides a sheltered seating area for those sunny days. The garden is thoughtfully designed, with gorgeous French doors opening from the kitchen/diner, seamlessly blending indoor and outdoor living.

Tastefully enhanced throughout, this impressive home offers stylish modern living in a sought-after location close to Mapplewell village, scenic walks and M1 links. Early viewing is highly recommended to appreciate all this fantastic property has to offer.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

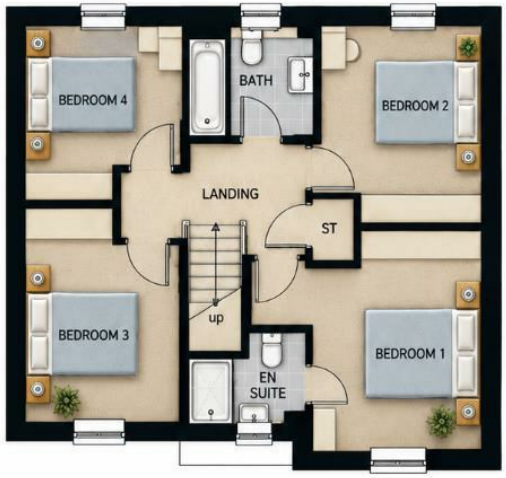
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Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Dining Room	5189 x 2657mm	17'0" x 8'9"

(Approximate dimensions)



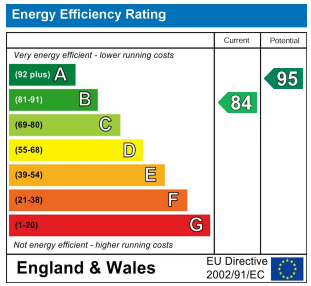
First Floor

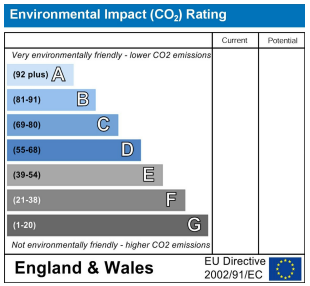
Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

(Approximate dimensions)

KEY

B	Boiler	f/f	Fridge/freezer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	td	Tumble dryer space





Entrance Hall

Kitchen/ diner
17'3 x 10'4

Lounge
16'1 x 10'9

Dining Room
17'0 x 8'9

Downstairs W/C

Utility Room

Bedroom 1
13'9 x 13'4

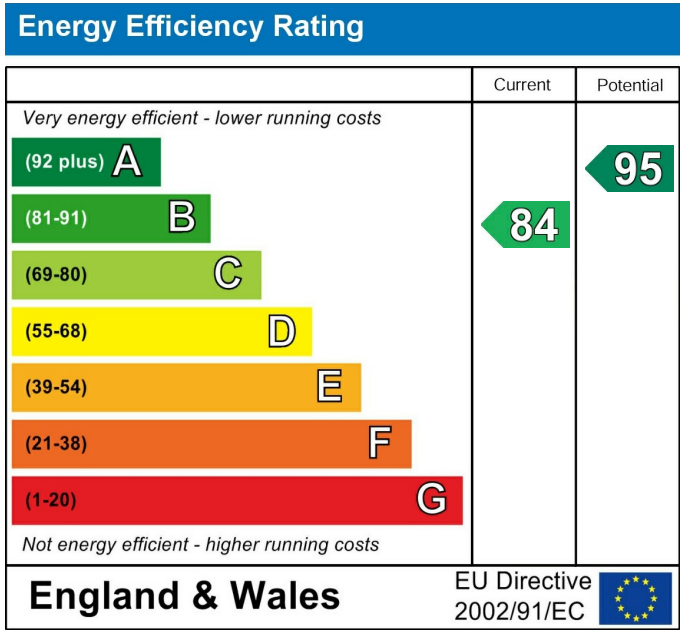
En Suite/ Shower Room
6'7 x 5'5

Bedroom 2
11'6 x 10'5

Bedroom 3
12'5 x 9'1

Bedroom 4
10'3 x 9'6

Family Bathroom
6'9 x 6'3



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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