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24 Paddock Road, Staincross, Barnsley, S75 6LG

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£600,000

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Situated in the highly desirable area of Staincross, this ultra high-specification and exceptionally spacious four-bedroom semi-detached home offers an outstanding blend of characterful original features and stylish modern living, making it a perfect property for growing families or buyers seeking generous, beautifully presented accommodation.

The property provides extensive living space throughout, beginning with a welcoming entrance that leads to a very large primary reception room – the lounge, a superb space for relaxing and entertaining, complete with a charming log burner that creates a warm and cosy focal point.

At the heart of the home is the large contemporary kitchen and dining area, finished to a high modern standard and perfectly designed for family life and social gatherings. This impressive space flows seamlessly into a bright and airy orangery, allowing natural light to flood the rear of the property and providing a wonderful additional living or dining space overlooking the garden. Just beyond the kitchen you will also find a practical utility room, which leads into a comfortable snug, ideal as a second sitting room, reading room, or play space.

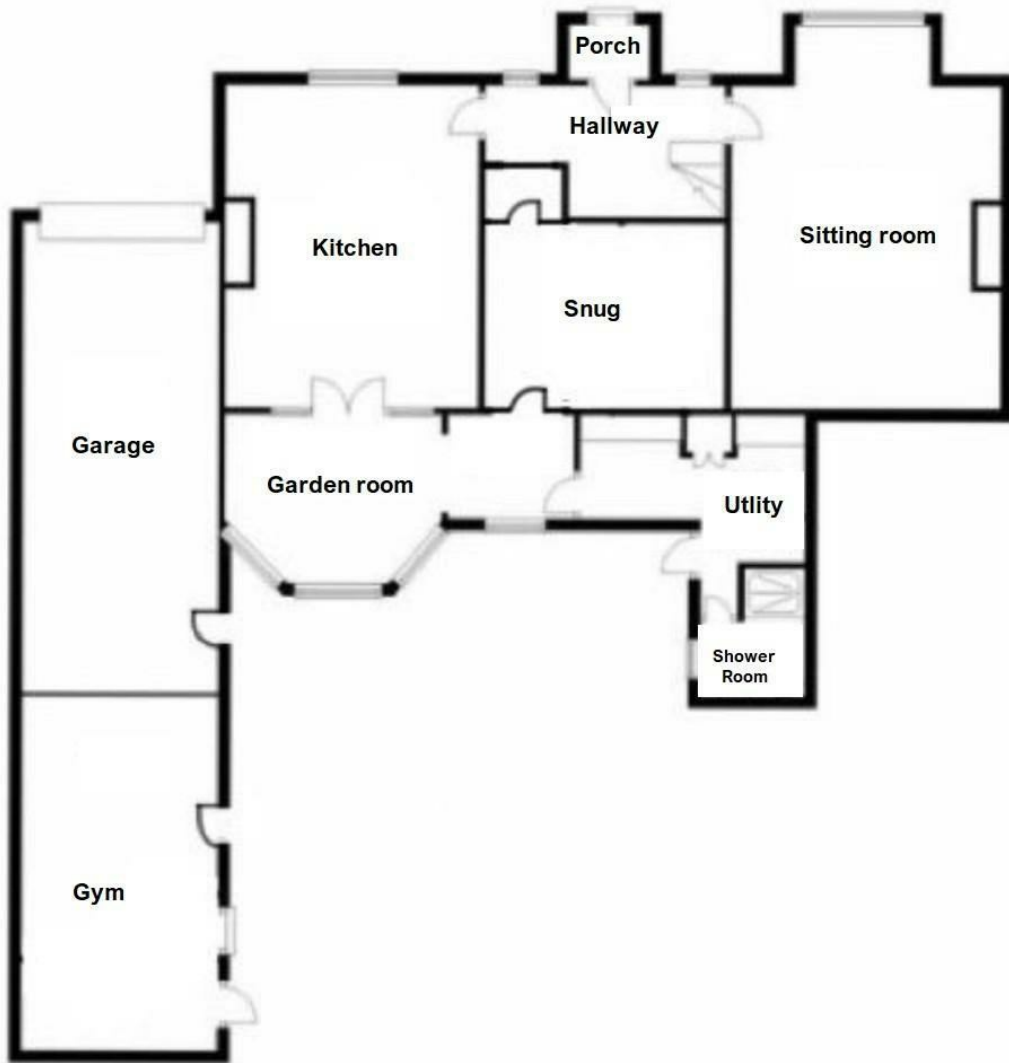
Upstairs, the property continues to impress with four generously sized double bedrooms, offering excellent space and versatility. Two of the bedrooms benefit from spacious private en-suite bathrooms, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the home enjoys fantastic outdoor space to both the front and rear. To the front is a large yard area providing extensive off-street parking for up to three vehicles, along with a garage offering additional parking or valuable storage space.

To the rear lies an impressive landscaped garden, ideal for outdoor living and entertaining. The garden features a large patio area perfect for seating and dining, a feature pond, and a substantial lawned area, providing plenty of space for fa

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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>   |                         |           |
| Not energy efficient - higher running costs | (1-20) <b>G</b>    |                         |           |
| 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>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) <b>G</b>    |                         |           |
| England & Wales   |                    | EU Directive 2002/91/EC |           |

**Porch and hallway**

**Reception Room**

20'4" x 14'10"

**Kitchen and dining room**

17'9" x 13'9"

**Garden Room**

5'8" x 6'11"

**Snug**

6'6" x 13'1"

**Utility**

8'1" x 12'4"

**Shower room**

**Landing**

**Master Bedroom**

12'4" x 14'9"

**En suite**

10'6" x 14'6"

**Bedroom Two and en suite**

18'3" x 16'9"

**Bedroom Three**

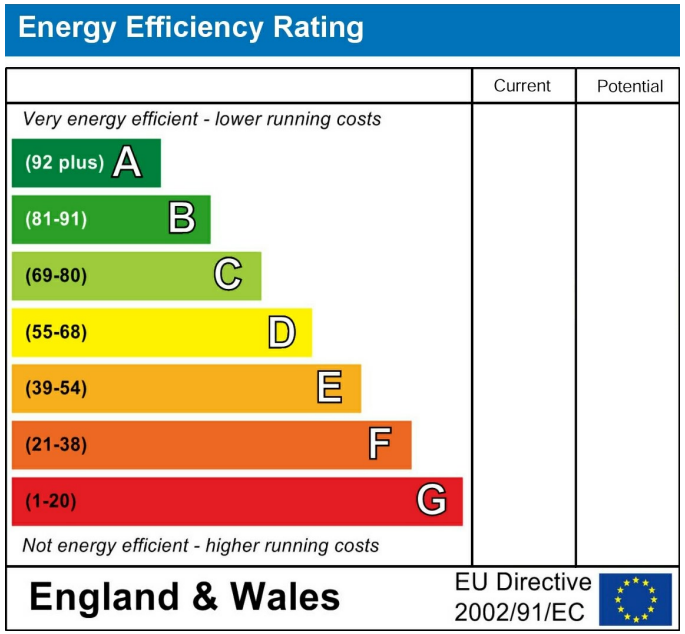
9'11" x 13'2"

**Bedroom Four**

6'10" x 10'7"

**Family bathroom**

6'8" x 10'5"



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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