



## 9 Broomcliffe Gardens, Shafton, Barnsley, S72 8WG

An exceptional four-bedroom detached family home situated in a sought-after residential location, offering spacious accommodation, outstanding energy efficiency, and superb outdoor living.

This impressive property boasts a newly fitted modern kitchen, spacious lounge, dedicated home office, and a bright conservatory with a solid roof, providing versatile living space perfect for modern family life.

Upstairs, you'll find four well-proportioned bedrooms, including a generous master suite with en-suite shower room, alongside a contemporary family bathroom.

Externally, the property continues to impress with a double garage, extensive driveway providing parking for numerous vehicles, and a beautifully enclosed rear garden. The highlight of the outdoor space is the fantastic swimming pool, creating the perfect setting for entertaining family and friends throughout the summer months.

Designed with efficiency in mind, the home benefits from an A-rated EPC, incorporating an air source heat pump and solar panels, helping to reduce energy costs while supporting sustainable living.

- Four Bedroom Detached Family Home
- Newly Fitted Modern Kitchen
- Spacious Lounge with Log Burner
- Beautiful Conservatory with Solid Roof
- Office
- Master Bedroom with En-suite
- 3 Further Good Sized Bedrooms
- Double Garage & Off Road Parking for Multiple Vehicles
- Enclosed Rear Garden & Swimming Pool
- A Rated Property - Solar Panels & Air Source Heat Pump

**£375,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>96</b>	<b>98</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		