



£595,000

TENURE : FREEHOLD

Dearne Hall Road, Barugh Green, S75

Bedrooms : 5 Bathrooms : 4 Reception Rooms : 2

Five-bedroom detached family home

Three floors of spacious accommodation

Refurbished open-plan kitchen/diner

Quartz worktops & Quooker tap

Two reception rooms

Three en-suites plus family bathroom

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**MoveNow
Properties**

Website:

MoveNow Properties are proud to present this exceptional five-bedroom detached family home, situated in a desirable position on Dearne Hall Road, Barnsley.

This impressive property offers a superb combination of generous living accommodation, stylish contemporary finishes and excellent outdoor space, arranged over three floors. Having been thoughtfully refurbished and upgraded by the current owners, the property provides an ideal setting for modern family living while retaining a warm and welcoming character.

Entrance Hall

A composite entrance door opens into a spacious and welcoming entrance hall, creating an impressive first impression.

The hall features an anthracite cast-iron-style radiator, double-glazed window overlooking the side, fitted shelving with integrated bench and hanging space, and stairs rising to the first floor.

There is also access to a walk-in shoe cupboard providing useful storage, additional under-stair storage and doors leading to the downstairs WC, two reception rooms and the kitchen/dining room.

Kitchen/Dining Room

The heart of this superb home is the recently refurbished open-plan kitchen/dining room, offering an impressive combination of style, practicality and entertaining space.

The kitchen comprises a comprehensive range of wall and base units with quartz work surfaces, a double Belfast sink and an integrated Quooker tap providing boiling, filtered and sparkling water.

Integrated appliances include a full-height fridge freezer and electric oven, complemented by a freestanding Range Master range cooker with induction hob and cooker hood above. There are also two integrated under-counter freezers.

A particularly useful pantry provides additional storage and fitted shelving.

The dining area benefits from double-glazed windows overlooking the front, recessed spotlighting and an anthracite vertical column radiator, creating a bright and sociable space ideal for family meals and entertaining.

Utility Room

The utility room continues the quality of the kitchen, offering a further range of matching wall and base units, quartz work surfaces and upstands.

There is a 1.5 bowl sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer and an integrated full-height fridge.

Further features include recessed spotlights, an anthracite vertical column radiator and double-glazed window overlooking the side.

A composite external door provides convenient side access, while a useful cupboard houses the combination boiler.

Living Room

A beautifully appointed principal reception room featuring engineered oak flooring, an anthracite vertical column radiator and patio doors opening directly onto the enclosed rear garden.

The room is further enhanced by double-glazed windows overlooking the rear and an attractive multi-fuel log burner, set within a brick-lined recess with stone mantle and hearth, creating a cosy focal point for the room.

Snug

A versatile second reception room offering an ideal space for use as a snug, family room, home office or childrens playroom.

The room features carpet flooring, anthracite radiator, double-glazed window overlooking the rear and coving to the ceiling.

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Downstairs WC

A convenient cloakroom fitted with tiled flooring and walls, pedestal wash basin, low-flush WC, frosted double-glazed window overlooking the side and chrome heated towel rail.

Stairs & First-Floor Landing

Carpeted stairs rise to a spacious first-floor landing, which features fitted bookshelves and integrated seating, creating a charming reading area.

A double-glazed window overlooks the side, complemented by a radiator. Further stairs rise to the second floor, with doors leading to bedrooms two, three, four and five, together with the family bathroom.

Bedroom Two

A generous double bedroom featuring carpet flooring, radiator, recessed spotlights and a double-glazed window overlooking the rear.

The room benefits from an extensive range of fitted wardrobes providing hanging space, shelving and drawers. Two wardrobe doors open into a cleverly designed private dressing area leading through to the en-suite.

Bedroom Two — Dressing Room & En-Suite

The en-suite features a large walk-in shower, recessed shelving and waterfall shower head, wall-mounted wash basin with mixer tap, low-flush WC with concealed cistern and a large fitted mirror.

Gold-effect accessories and a gold heated towel rail provide a stylish finishing touch.

The adjoining dressing area includes a fitted dressing table with drawers, additional storage and a double-glazed window overlooking the front, together with recessed spotlights.

Bedroom Three

Another excellent double bedroom featuring carpet flooring, radiator, double-glazed window overlooking the front and fitted wardrobes providing generous hanging space.

Sliding doors provide access to the en-suite shower room.

Bedroom Three — En-Suite

The en-suite comprises a double walk-in shower with waterfall showerhead and recessed shelving, complemented by tiled walls.

There is a wash basin with mixer tap set upon modern shelving, recessed spotlighting, extractor fan and a contemporary black heated towel rail.

Bedroom Four

A well-proportioned double bedroom with carpet flooring, radiator and double-glazed window overlooking the front.

The room benefits from fitted wardrobes with attractive mirrored sliding doors, providing useful hanging and storage space.

Bedroom Five

A further double bedroom featuring carpet flooring, radiator and double-glazed window overlooking the rear. Coving to the ceiling adds a traditional finishing detail to this versatile room.

Family Bathroom

A beautifully presented family bathroom comprising a large freestanding bath with mixer tap and showerhead attachment, low-flush WC with concealed cistern and wash basin with mixer tap set within a modern vanity unit offering generous drawers and shelving.

The room is completed by recessed spotlights and a frosted double-glazed window overlooking the side.

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Second-Floor Landing

Carpeted stairs rise to the second floor, leading to the impressive principal bedroom suite.

Principal Bedroom Suite

Occupying the entire second floor, this stunning open-plan principal bedroom suite provides a luxurious private retreat.

The bedroom benefits from floor-to-ceiling gable windows and a patio door opening onto a private balcony, allowing an abundance of natural light into the room.

The space is complemented by carpet flooring and anthracite radiators.

The dedicated dressing area features an extensive range of fitted wardrobes providing hanging space, shelving and drawers, together with a fitted dressing table, additional drawers and display shelving with integrated lighting.

Velux windows overlook the side, while recessed spotlights complete this impressive space.

Principal En-Suite

A luxurious and spacious en-suite finished with tiled flooring and walls.

The room benefits from a Velux window overlooking the side, chrome heated towel rail and low-flush WC with concealed cistern.

A stylish his-and-hers double vanity unit provides two wash basins with mixer taps, set above generous storage drawers.

There is also a large walk-in double shower with recessed shelving and waterfall showerhead, recessed spotlights and a circular window overlooking the front.

Outside

Front

To the front of the property is a large private driveway, providing generous off-road parking for several vehicles. The driveway also gives access to the substantial detached double garage.

Rear Garden

Access to the rear garden is provided via gated entrances to both sides of the property.

The enclosed rear garden is a particularly attractive feature, offering a generous and private outdoor space with a Yorkshire stone patio, several seating areas, lawn and established shrubs and planting.

The garden benefits from fenced boundaries, a brick-built barbecue area and attractive views across adjoining horse fields, creating a peaceful and appealing outlook.

A superb summer house provides an additional versatile space and benefits from an open-plan layout, recessed shelving, lighting and power – ideal for use as a home office, entertaining space, hobby room or garden retreat.

Double Garage

The substantial double garage benefits from an up-and-over door, side entrance door, power and lighting. The garage is currently boarded to provide additional storage space, with ladders giving access to further storage within the roof space.

Location

Dearne Hall Road occupies a desirable residential position in Barnsley, offering a pleasant setting while remaining conveniently positioned for access to the surrounding amenities and transport links.

The property provides an excellent balance between family living and accessibility, with Barnsley town centre and its wide range of shops, restaurants, leisure facilities and everyday amenities within easy reach.

The surrounding area also offers access to a selection of schools, local facilities and transport connections, making the property particularly well suited to families.

The attractive semi-rural outlook to the rear, including views across adjoining horse fields, further enhances the setting and provides a pleasant contrast to the convenience of the property's location.

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Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions – Planning passed for loft extension

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

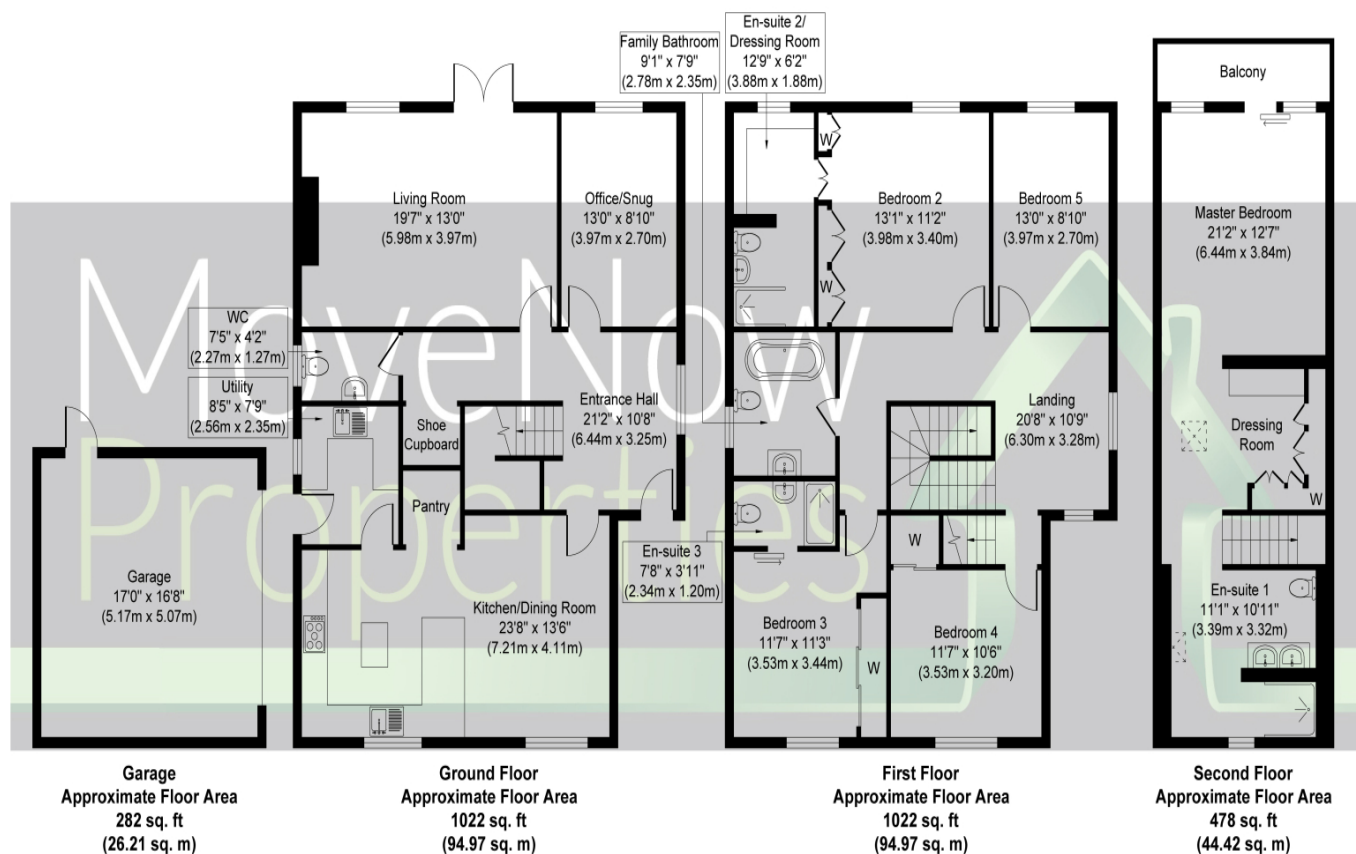
- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



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