

HUNTERS®

HERE TO GET *you* THERE



4 Claycliffe Road, Barugh Green, Barnsley, S75 1LR

HUNTERS®
EXCLUSIVE

4 Claycliffe Road, Barugh Green, Barnsley, S75 1LR

Offers In Excess Of £400,000

This stunning character home perfectly blends timeless period features with high-quality modern living.

From the moment the electric gates open, you're welcomed by a generous driveway, a large detached garage and a beautiful stained-glass entrance that sets the tone for what's inside.

The ground floor is finished with engineered oak flooring throughout, while the traditional staircase, complete with a stylish stair runner and stair rods, creates an impressive first impression.

The cosy lounge is full of charm, featuring a bay window with timber shutters, a curved radiator and a beautiful gas log fire.

At the heart of the home is a beautifully designed kitchen with quartz worktops, twin Belfast sinks, an induction hob, double oven, integrated fridge freezer, dishwasher, wine cooler and washing machine—offering plenty of workspace for everyday family life and entertaining.

The bright and spacious sitting/dining room flows into a stunning orangery-style extension, flooded with natural light and opening through French doors onto the landscaped garden.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles with fitted Sharpe's wardrobes, alongside a stylish family bathroom with a quartz vanity unit and quality fixtures.

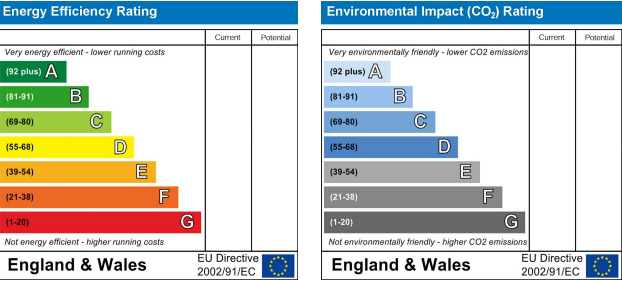
The converted loft room, complete with exposed beams, provides the perfect home office, guest room or creative space.

Outside is where this home truly shines. The beautifully landscaped garden boasts Indian stone paving, feature lighting, multiple seating areas, an outside WC, a further paved entertaining space, a huge lawn and mature trees and hedges—creating exceptional privacy all year round.

Why Barugh Green?

A fantastic village location offering excellent commuter links via the M1, highly regarded schools, local shops, pubs and beautiful countryside walks, all whilst being just a short drive from Barnsley town center.

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



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	

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.













