



186 Barnsley Road, Dodworth, Barnsley, S75 3JX

£230,000

On Barnsley Road in the charming village of Dodworth, this exquisite house offers a perfect blend of modern living and retro charm. Set on a large plot at the end of a quiet road, the property boasts off-street parking secured by enclosed gates, accommodating at least five vehicles, making it ideal for families or those who enjoy entertaining.

Upon entering, you will be greeted by a home that has been completed to an ultra-modern standard throughout, ensuring a stylish and comfortable living experience. The spacious interior is designed to cater to contemporary lifestyles while retaining a unique character that sets it apart.

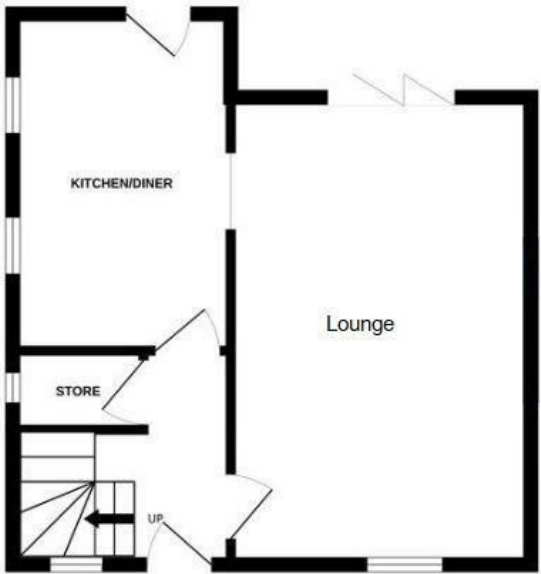
The large private rear garden is a true highlight, featuring an array of fruit trees that provide a delightful touch of nature. Additionally, an outbuilding serves as a versatile space, perfect for a gym or office, allowing you to maintain a healthy work-life balance without leaving the comfort of your home.

Conveniently located, this property is within easy reach of local shops, schools, and public transport links, ensuring that all your daily needs are met. Furthermore, the proximity to the motorway offers excellent connectivity for those commuting or exploring the wider region.

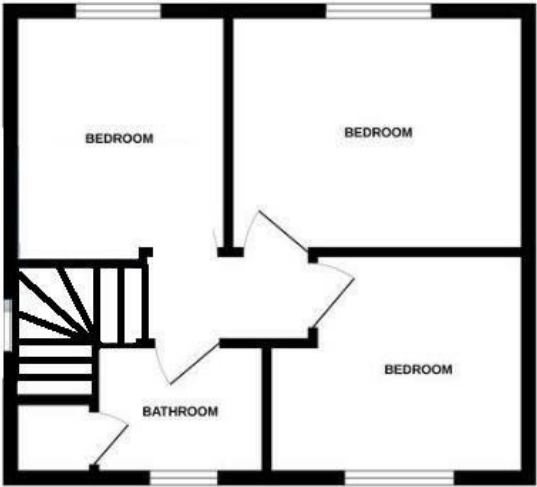
This house on Barnsley Road is not just a home; it is a lifestyle choice that combines comfort, convenience, and modern elegance. Whether you are a growing family or a professional seeking a peaceful retreat, this property is sure to impress. Do not miss the opportunity to make this stunning house your new home.

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GROUND FLOOR



1ST FLOOR



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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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Entrance hall

Upon entering, you are greeted by a stylish front-facing PVCu door that leads into a welcoming hallway. The tiled flooring adds a touch of elegance, while the acoustic and thermal slatted wooden panels on the walls and staircase create a warm and inviting atmosphere. This thoughtful design not only enhances the aesthetic appeal but also contributes to a peaceful living environment.

Lounge

18 x 11'8
The bright and airy living room, featuring a front-facing UPVC double glazed window that allows natural light to flood the space. The rear of the room boasts stunning double glazed Bi-fold doors, seamlessly connecting the indoors with the outdoor area, perfect for entertaining or enjoying a quiet moment in the garden. The continuation of the stylish tiled flooring throughout the living area adds a contemporary touch, while the three standing radiators ensure warmth and comfort during the cooler months. Decorative plaster boards enhance the aesthetic appeal, creating a welcoming atmosphere.

Kitchen/ Dining room

12'11 x 8'4
The heart of the home is undoubtedly the spacious kitchen/diner, which boasts a side-facing UPVC double glazed window that floods the area with natural light. The rear-facing UPVC double glazed door provides easy access to the outdoor space, making it perfect for entertaining or enjoying a quiet moment in the garden. The kitchen is equipped with an integrated induction hob, extractor fan, electric oven, and dishwasher, catering to all your culinary needs. Fitted spotlights and tiled flooring add a touch of elegance, while the wall and base units, complemented by a stylish worktop and inbuilt sink, offer both functionality and aesthetic appeal.

Landing

Bedroom one

11'8 x 8'10
The first bedroom features a rear-facing UPVC double glazed window, allowing natural light to flood the room, creating a warm and inviting atmosphere. It is equipped with a radiator to ensure warmth during the cooler months and boasts built-in wardrobes, providing convenient storage solutions.

Bedroom two

9'11 x 8'9
The second bedroom features a front-facing UPVC double glazed window, allowing natural light to flood the room, complemented by a radiator for warmth during the cooler months. The layout of the house is designed to maximise both space and functionality, making it an ideal home for those seeking a blend of comfort and practicality.

Bedroom three

9'6 x 8'4
The third bedroom features a rear-facing UPVC double glazed window and is equipped with a radiator for those cooler evenings.

Family bathroom

7'3 x 5'5
The heart of the home is the inviting bathroom, which features an UPVC double glazed window, ensuring both privacy and natural light. It is thoughtfully designed with modern amenities, including a WC, a wash basin, and a heated towel rail for added comfort. The stylish fitted spotlights and elegant tiled walls and flooring enhance the overall aesthetic, while the bathtub with an overhead shower provides a relaxing retreat after a long day.

Outbuilding

The office is equipped with fitted electrics, insulated walls, and a timber floor on insulation boards, making it a comfortable and efficient workspace. This feature adds significant value to the property, allowing for a seamless blend of work and home life.

External

As you approach the house, you will be greeted by a large gated driveway, providing ample off-road parking, which is a rare find in many urban settings. The front garden features a generous lawn, perfect for children to play or for those who enjoy gardening.

The rear garden is a true highlight of this property, boasting a spacious, private south-facing aspect that invites sunlight throughout the day. This outdoor oasis includes two paved seating areas, ideal for al fresco dining or simply relaxing with a book. Additionally, the garden features a charming brick outhouse, which can serve as a versatile office space or storage area, along with a shed for all your gardening tools.

Nature enthusiasts will appreciate the thoughtful touches in the garden, including a tranquil water feature, a pear tree, grapevines, and a small olive tree, creating a serene environment to unwind after a long day.

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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 of the property and the accuracy of the information provided. There may be additional disconnection 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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