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8 Nethercroft, Barugh Green, Barnsley, S75 1QB

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£325,000

In the charming area of Nethercroft, Barugh Green, Barnsley, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. Situated on a generous plot within a friendly cul-de-sac, this property is ideal for families seeking a welcoming community.

Upon entering, you are greeted by a cosy living and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen boasts integrated appliances, making it the heart of the home. A convenient downstairs WC adds to the practicality of the layout. A standout feature is the stunning conservatory, creating another bright and inviting living space, a perfect setting to relax and unwind.

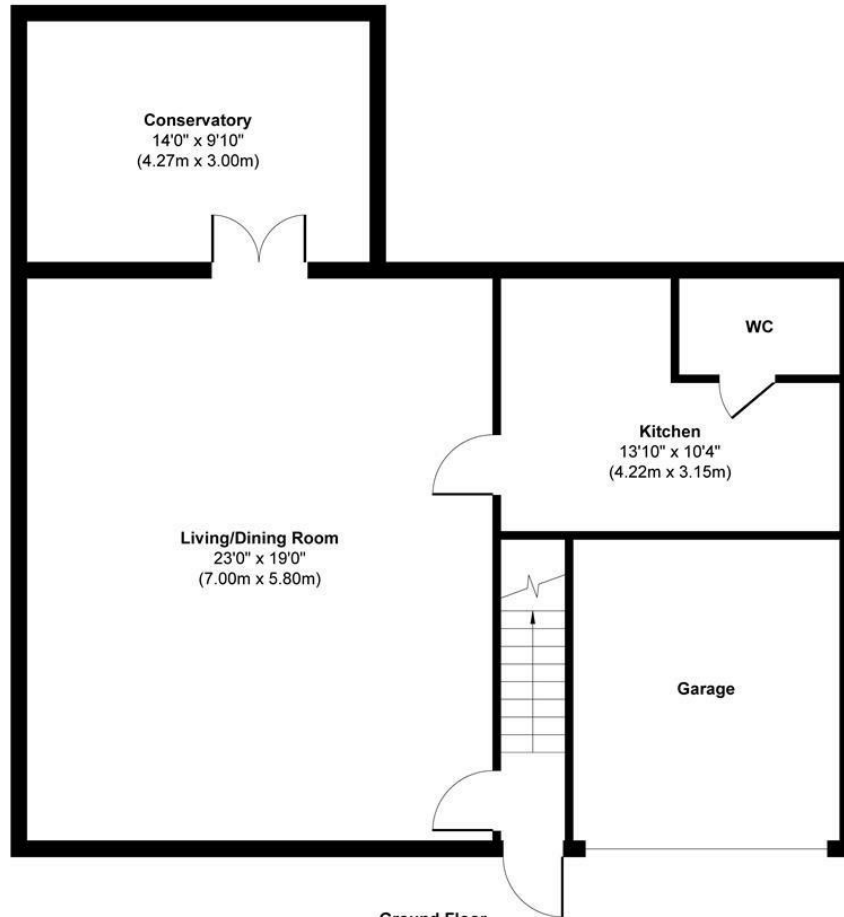
Upstairs, you will find three spacious double bedrooms, each designed with comfort in mind. The master bedroom features an en suite bathroom and a walk-in wardrobe, providing a private retreat for relaxation. The family bathroom is equipped with modern amenities and even includes ceiling speakers for a touch of luxury.

The south-facing rear garden is a true highlight, offering a lovely patio area and a lush grassy space, ideal for outdoor gatherings or simply soaking up the sun. The garden additionally benefits from not being overlooked, creating a private sanctuary to relax and enjoy peace and seclusion. Ample off-road parking is available, along with an integral garage, ensuring convenience for you and your guests.

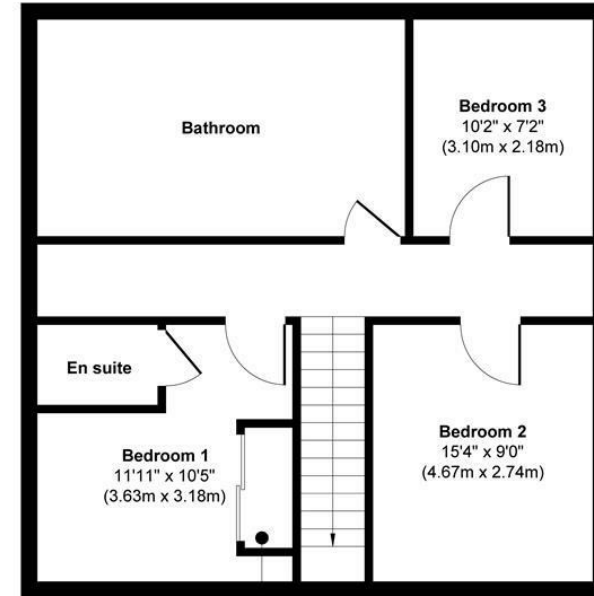
This property is not just a house; it is a home that promises a wonderful lifestyle in a sought-after location. With its blend of modern features and a friendly neighbourhood, this detached house is a must-see for anyone looking to settle in Barnsley.

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8 Nethercroft



Ground Floor
Approximate Floor Area
767 sq. ft
(71.33 sq. m)



First Floor
Approximate Floor Area
521 sq. ft
(48.44 sq. m)

Approx. Gross Internal Floor Area 1288 sq. ft / 119.77 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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

Living and dining room

22'11" x 19'0"

Kitchen

13'10" x 10'4"

W/C

Bedroom 1

11'10" x 10'5"

Including En suite and walk in wardrobe

Bedroom 2

15'1" x 8'10"

Featuring built in wardrobes

Bedroom 3

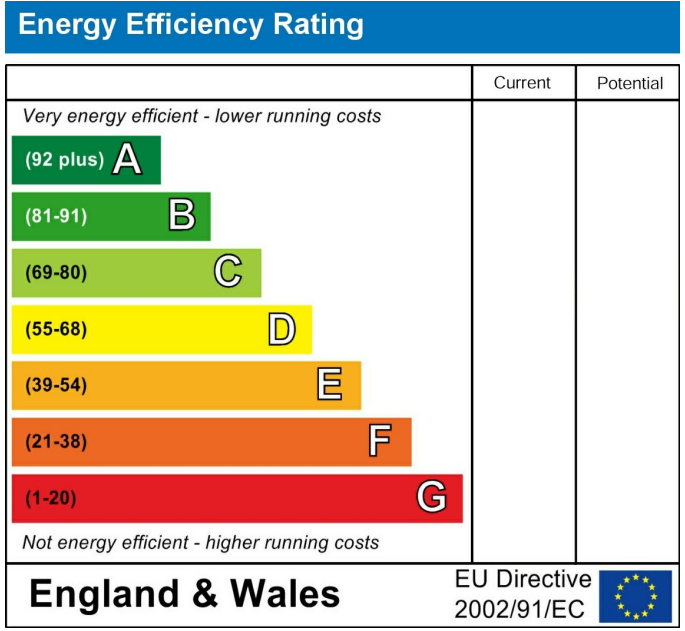
10'2" x 7'1"

Featuring built in wardrobes

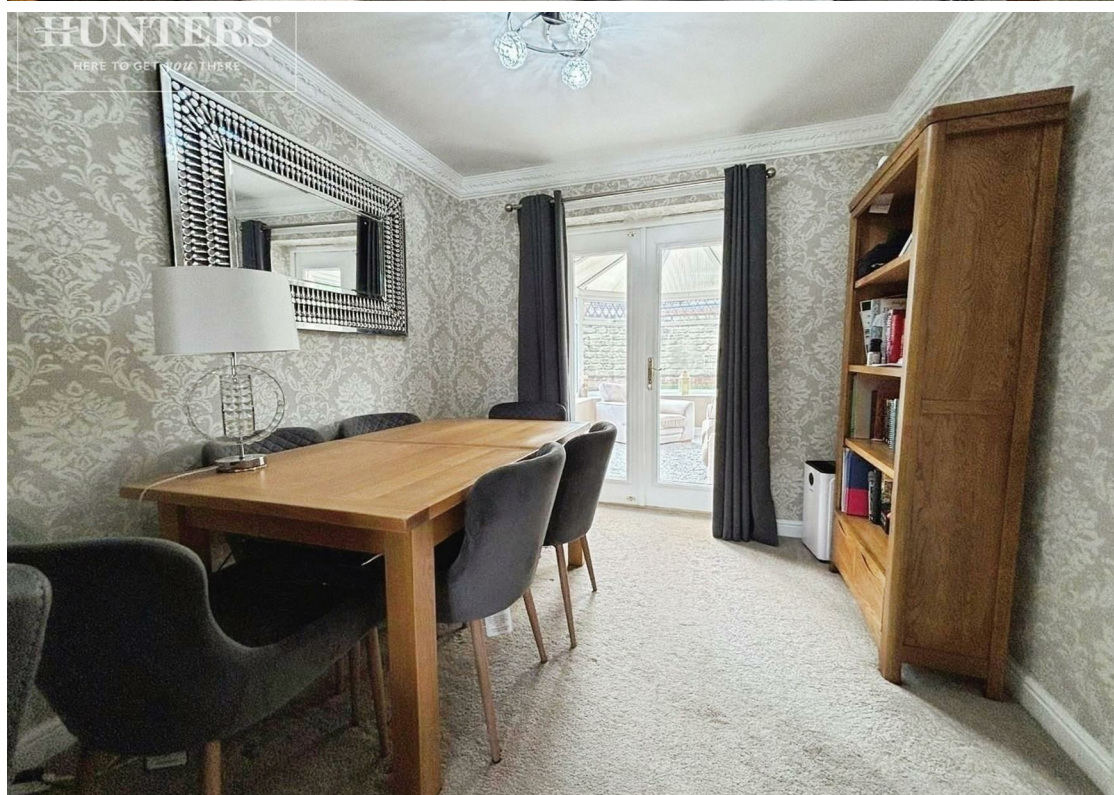
Family bathroom

Including built in ceiling speaker system.

Integral garage



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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