

HUNTERS®

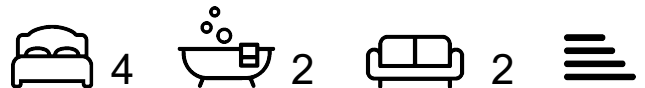
HERE TO GET *you* THERE



High Street

Great Houghton, Barnsley, S72 0AS

Guide Price £450,000 - £470,000



- FOUR BEDROOM DETACHED BUNGALOW
- EXTENSIVE PRIVATE REAR GARDEN WITH BBQ HUT, SUMMER CABIN AND GREEN HOUSE
- SOLAR PANELS
- MODERN FIXTURE AND FITTINGS
- EPC RATING TBC
- OFF ROAD PARKING WITH DRIVE AND DETACHED DOUBLE GARAGE
- CONSERVATORY
- ALARMED
- GENEROUS DIMENSIONS THROUGHOUT
- COUNCIL TAX BAND D

Tel: 01709 894440

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Nestled on High Street in the charming village of Great Houghton, Barnsley, this splendid four-bedroom detached bungalow offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The generous dimensions throughout the home ensure that every room feels inviting and airy.

The bungalow features two well-appointed bathrooms, making it convenient for family living. The modern fixtures and fittings enhance the overall appeal, providing a contemporary touch to this delightful residence. Additionally, the property boasts solar panels, contributing to energy efficiency and sustainability.

Outside, you will find an extensive private rear garden, a true oasis for outdoor enthusiasts. The garden is equipped with a charming BBQ hut and a summer cabin, perfect for hosting gatherings or enjoying peaceful afternoons in the sun. The off-road parking, complete with a drive and a double detached garage, adds to the convenience of this lovely home.

Situated in a sought-after area, this bungalow is close to all local amenities, ensuring that you have everything you need within easy reach. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this exceptional bungalow your new home.

Entrance Hall

Through a sage green composite door is the spacious and welcoming entrance hall, with beautiful Karndean flooring that flows throughout the lower level, wooden staircase rising to first floor, decorated in neutral tones with wall mounted radiator, built in storage cupboard ideal for coats and shoes with oak doors then leading to living room, bedrooms one and two as well as family bathroom.

Living Room

19'8" x 12'0" (5.99m" x 3.66m")

Step in to the light and airy living space, having large uPVC bay window to the front filling this room with natural light, decorative cast iron fire place giving not only a focal point to the room but also a cosy feel, Karndean flooring, wall mounted radiator, aerial point in place and double oak and glass doors open to the kitchen / dining room.

Kitchen / Dining Room

22'4" x 12'6" (6.81m" x 3.81m")

The real hub of the home is the substantial kitchen/dining room, the perfect spot to entertain guests, having an array of cream wall and base units providing storage, contrasting wood effect work surface, inset sink and drainer with mixer tap over, space for large free standing range cooker and extractor hood, space and plumbing for both washing machine and dish washer, tiled floor for easy clean, wall mounted radiator, uPVC window to the rear as well as uPVC sliding door leading to the conservatory.

Conservatory

13'1" x 12'8" (3.99m" x 3.86m")

Great addition to this already impressive home, newly renovated in 2024 with new roof, windows and added sky light, over looking the stunning garden this really is a place you can enjoy all year round, with tiled flooring and uPVC French doors opening to the rear.

Bedroom One

17'5" x 10'11" (5.31m" x 3.33m")

The expansive master suite could easily be made in to two double bedrooms if needed, currently having Karndean flooring, neutral décor, Column wall mounted radiator and oak doors leading to the spacious walk in wardrobe providing that extra storage we all crave as well as the en-suite.

En-suite

8'5" x 6'7" (2.57m" x 2.01m")

The modern and sizable en-suite is perfect for making morning routines easier, comprising of double walk in electric shower, low flush WC and pedestal wash hand basin, fully tiled for easy clean, wall mounted column radiator and extractor fan to finish.

Bedroom Two

23'0" x 13'9" (7.01m" x 4.19m")

Another vast bedroom easily converted again in to two if needed, decorated in neutral tones with Karndean flooring, wall mounted radiators, uPVC window to the front and oak door opening to a further walk in wardrobe.

Bathroom

Perfect spot to relax and unwind, the family bathroom comprises of low flush WC, wash hand basin sat in a vanity unit with storage and corner bath with electric shower over, fully tiled for easy clean, wall mounted radiator and uPVC frosted window to the side elevation.

Landing

The carpeted landing is neutrally decorated with doors then leading to bedrooms three and four.

Bedroom Three

13'1" x 10'10" (3.99m" x 3.30m")

This sizable single bedroom is filled with natural light with Velux style

windows to both the front and rear elevations, carpet to floor and having neutral décor.

Bedroom Four

9'10" x 7'10" (3.00m" x 2.39m")

Another roomy single, with carpet flooring, neutral décor and Velux style window to the side elevation, further door opens to the dressing room.

Dressing Room

A roomy of many uses, this would be a great dressing room, play room or home office, having carpet to floor, neutral décor, Velux style window to the rear and housing the property's combi boiler, further door opens to the expansive storage based in the eaves.

Exterior

The front of the property oozes kerb appeal with its stone walled exterior hiding the hidden gem that is inside and to the rear of this home, having established trees, hedges and shrubs to the front boarder adding not only beauty but privacy, a barn style wooden gate opens on to the well maintained decorative concrete drive giving secure off road parking for multiple cars, access to the detached double garage and front entrance.

To the rear adding more wow factor to this already impressive home is the extensive private rear garden, made in to sections all the family can enjoy no matter what the age. Starting with a well maintained patio ideal for seating and enjoying the warmer months, located next to the pond with water feature adding to the tranquillity of this place, stepping stones cut across the lawn leading to a raised deck where the impressive bbq hut is located and making you the envy of all guests, next looking like part of the secret garden an arch is cut from the wall to wall hedge leading to the rear of the garden, where you will love if you have green fingers, currently having a large green house, raised allotment beds ideal for growing vegetables or flowers, wooden built storage shed and the new addition of the summer cabin / work shop

BBQ Hut

This artic hut really is a place memories are made, with double glazed windows looing out to the garden and enough seating for up to twenty people, this can be enjoyed all year round, with an open fire/bbq to the centre of the room and lighting in place.

Summer Cabin / Workshop

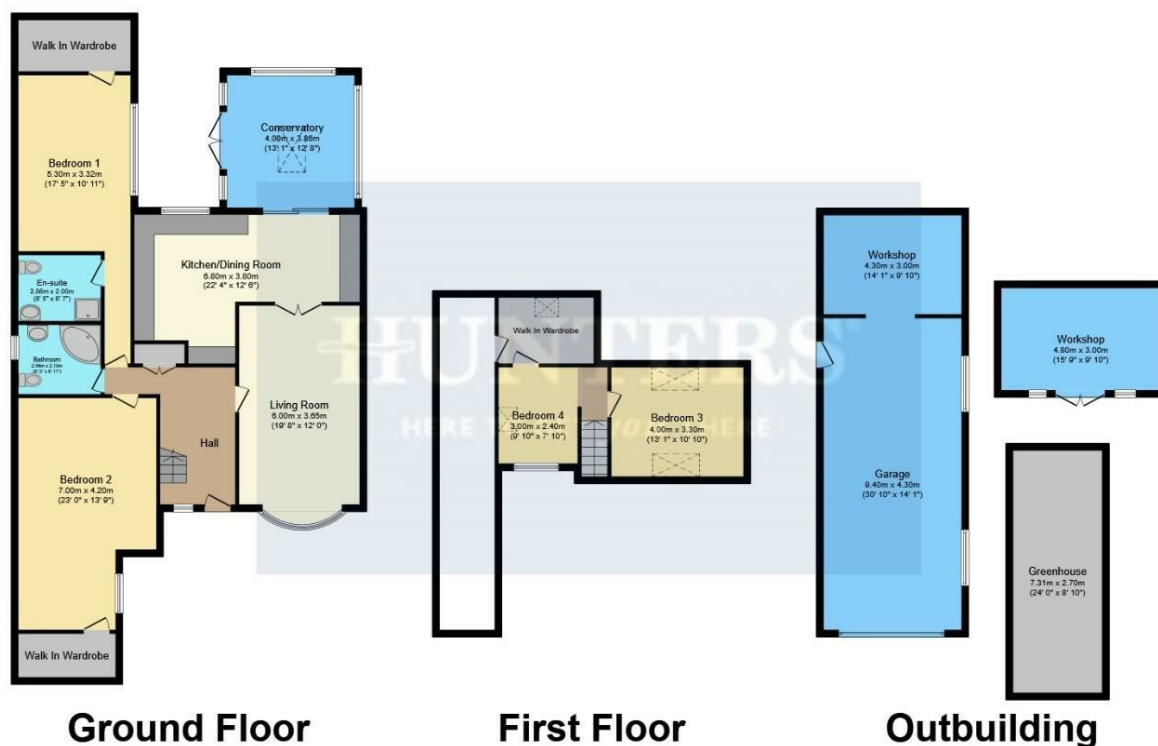
New addition only added in 2024, the options for this space are endless, currently used as a workshop but could be a great home office, bar or summer cabin, with double glazed window and double doors to the front as well as power and lighting in place.

Double Garage

30'10" x 14'1" (9.40m" x 4.29m")

The substantial double garage is access via electric sage coloured door to the front, having power and light with ample space for multiple cars allowing for more secure off road parking or further storage space, to the roof of the garage are solar panels, these power the property as well as the outbuildings to the rear, and as well as earning a generous income for the home they are energy efficient.

Floorplan



Total floor area 241.2 sq.m. (2,596 sq.ft.) approx

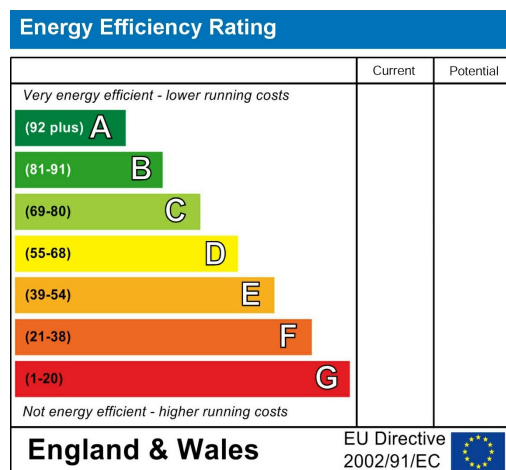
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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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