

## 85 Newhill Road, Barnsley, S71 1XH

Beautiful 3 Bedroom Detached Home with Garage and Garden Room

This stylish and well-presented three-bedroom detached home offers spacious accommodation throughout and benefits from a fantastic plot with off-road parking, garage, and a versatile garden room. Thoughtfully extended to the rear, the property now boasts an impressive open-plan kitchen/diner, creating the perfect space for modern family living and entertaining.

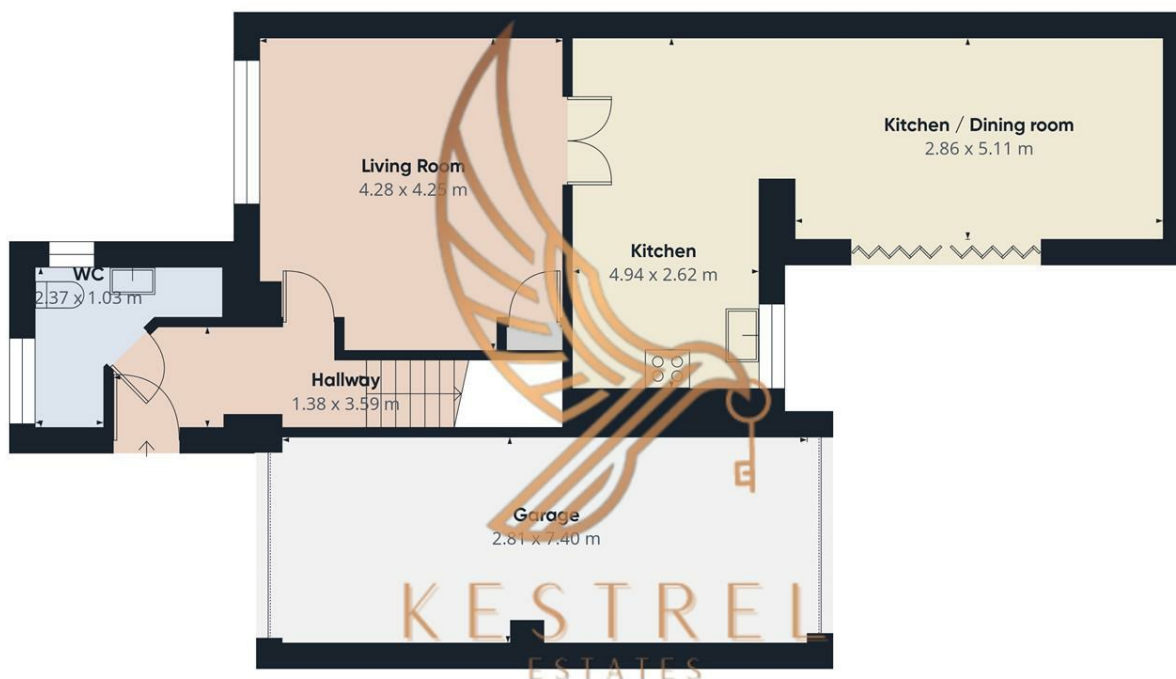
To the front of the home sits a cosy and spacious lounge, ideal for relaxation, while the kitchen/diner to the rear features contemporary fittings and plenty of natural light. Patio doors lead directly to the garden, making the layout practical and sociable.

Upstairs, there are three generous bedrooms and a well-presented family bathroom, offering comfortable proportions for couples, growing families, or guests.

Outside, the property enjoys an enclosed rear garden complete with a stunning garden room — a fantastic addition offering flexibility as a home office, gym, or entertaining space.

**£295,000**

- MUST SEE
- Extended 3 Bed Detached Home
- Stunning Kitchen/Diner
- Cosy Lounge
- 3 Bedrooms
- Off Road Parking
- Garage & Garden Room
- Great Location close to Schools, Amenities
- Solar Panels
- Offered with NO CHAIN



Approximate total area<sup>®</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1

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	