



## 44 Barnes Hall Road

Burncross, Sheffield, S35 1RF

**Guide price £380,000**





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Nestled on Barnes Hall Road in the charming area of Burncross, Sheffield, this exquisite detached house offers a perfect blend of comfort and modern living. With three spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The sun room, bathed in natural light, provides a serene space to relax while overlooking the picturesque field views that surround the property.

For those who value fitness and leisure, the tandem garage has been thoughtfully designed to include a gym area, allowing you to maintain an active lifestyle without leaving the comfort of your home. Additionally, the property boasts ample parking, accommodating up to multiple vehicles, which is a rare find in this desirable location.

The surrounding area is rich with amenities, including a variety of restaurants and local pubs, ensuring that you are never far from delightful dining options. Furthermore, excellent motorway links make commuting a breeze, connecting you to the wider Sheffield area and beyond.

This property is not just a house; it is a home that offers a lifestyle of comfort, convenience, and community. With its attractive features and prime location, it is an opportunity not to be missed.

### Lounge

19'9" x 14'9" (6.01m x 4.50m)

The lounge is a spacious and inviting room featuring a bay window that floods the space with natural light. A classic fireplace with a stone surround serves as the focal point, complemented by neutral carpeting and light walls which create a cosy atmosphere. The room connects seamlessly to the dining room, enhancing the open feel between these living spaces.

### Dining Room

10'10" x 8'11" (3.30m x 2.73m)

This formal dining room offers a charming space for meals, with distinctive high-level windows that bring in soft natural light. The room features a warm carpeted floor and neutral walls. The wooden dining table adds a touch of rustic character to this elegant room.

### Dining Kitchen

21'6" x 11'6" max (6.56m x 3.50m max)

The dining kitchen is a bright, contemporary space with cream cabinetry and dark work surfaces that contrast beautifully with the pale wooden-style flooring. A skylight and window bring in plenty of natural light, accentuating the clean, modern layout. Integrated appliances, including an oven, fridge, freezer, dishwasher, washing machine and microwave, add convenience, and there is ample room for a dining table, making it perfect for relaxed family meals.

### Hallway

The hallway welcomes you with bright, light-coloured flooring and a large rug, offering a warm and spacious feel. Windows and a door allow natural light to flood in along with a velux sky light window, while neutral tones and tasteful furnishings create an inviting entrance to the home. Stairs leading to the upper floors are positioned adjacent to the front door, with practical storage spaces.

### Sun Room

10'4" x 8'6" (3.15m x 2.60m)

This sunny room is a delightful space, featuring a roof skylight and sliding glass doors that open out onto the garden. The room has a cosy, carpeted floor and neutral décor, making it a perfect spot for relaxing while enjoying views of the outdoors. A TV is mounted on the wall, and a bookcase adds a homely touch.

### Shower Room

WC and basin sink with a shower cubicle, practical for a family.

### Landing

The first-floor landing is bright and practical with neutral carpeting and a window offering natural light. It provides access to the three bedrooms, bathroom, and storage cupboard, maintaining a good flow throughout the upper level.

### Bedroom 1

11'2" x 12'9" (3.40m x 3.90m)

The master bedroom is a comfortable and serene retreat featuring a window that fills the room with light. Neutral tones and a feature wallpapered wall behind the bed add subtle character, while built-in wardrobes with sliding mirrored doors provide generous storage. The room has soft carpeting underfoot, creating a restful atmosphere.

### Bedroom 2

10'0" x 12'9" (3.04m x 3.90m)

This second bedroom is bright and airy, decorated in neutral tones with light carpeting. A large window overlooks the peaceful surroundings, and the room is furnished simply, offering a versatile space for sleeping or working.

### Bedroom 3

6'7" x 8'5" (2.00m x 2.57m)

The third bedroom is an, inviting room with neutral décor and carpeting. A window provides ample natural light, making this an ideal space for a single bed or study.

### Bathroom

The bathroom is finished with neutral beige tiles creating a clean and modern look. It features a bath with an overhead shower, a wash basin set into a wood-effect vanity unit, and a WC. The room benefits from two frosted windows for natural light and privacy, alongside a heated towel rail.

### Occasional Room

9'0" x 17'1" (2.75m x 5.21m)

This attic space, labelled as an occasional room, is currently unfinished and offers ample potential for conversion or storage. It features exposed roof beams and insulation, with a window providing natural light. This versatile room could be adapted to suit various needs.

### Gym

7'10" x 8'9" (2.40m x 2.66m)

The gym is a compact yet functional space located adjacent to the garage. It benefits from a door opening to the outside, suitable for exercise or hobby use, and has practical flooring and neutral decoration to suit various equipment needs.

### Rear Garden

The rear garden is a generous, well-maintained lawn bordered by mature shrubbery and fencing to ensure privacy. Beyond the garden, the property enjoys open views over rolling countryside, adding to the sense of space and tranquility. There is a paved path and a brick retaining wall that add structure and ease of maintenance to the outdoor space.

### Front Exterior

The front exterior presents a well-maintained detached house with a traditional pitched roof, a double front window, and a modern front door. There is a paved driveway providing off-road parking, bordered by a low retaining wall and planting. The driveway extends to a garage alongside the house, offering additional storage or parking space.



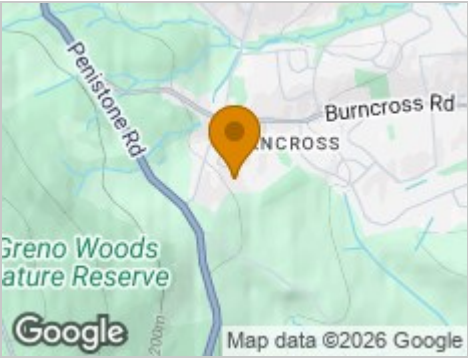
Road Map



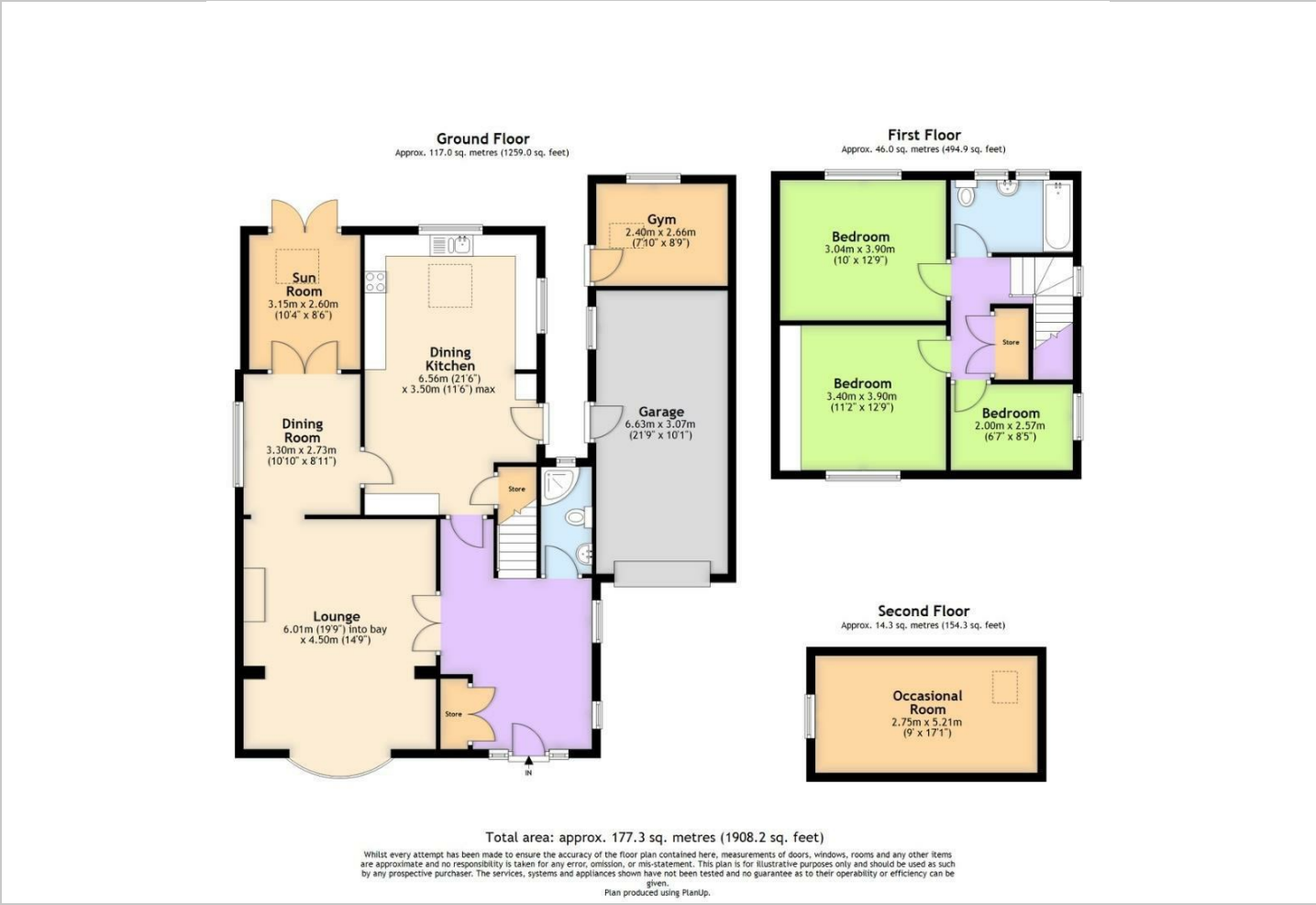
Hybrid Map



Terrain Map



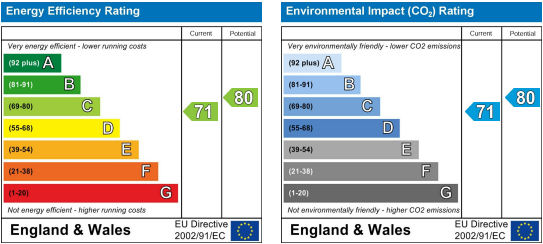
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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