



Cairlinn Barnsley road , DN5 8QQ

**£475,000 OffersInRegionOf
Tenure Freehold**

- **High End Kitchen**
- **Integrated Appliances**
- **Great access to town and motorway**
- **Immaculate Family Home**
- **Five Bedrooms**
- **Detached**
- **Large Garden**
- **Stunning open-plan living space**
- **SOUGHT AFTER**

An Exceptional Five-Bedroom Double-Fronted Detached Family Home – Pure Luxury Throughout

This outstanding double fronted detached residence is quite simply pure luxury, offering an abundance of space, style, and high-end finishes throughout. This is a truly remarkable home that must be seen to be fully appreciated.

Ideally positioned with excellent access to motorway links and a range of well-regarded local shops and amenities nearby, the property perfectly balances convenience with high end living. It also benefits from a spacious driveway and a detached garage.

An elegant arched entrance opens into a striking hallway, beautifully enhanced with bespoke wall panelling, creating an immediate sense of sophistication and quality.

To the right, the principal living room is both stylish and inviting, featuring a bay window, a statement fireplace, and a striking exposed brick feature wall, adding character and contemporary charm. Large windows flood the room with natural light, creating a bright and welcoming atmosphere. This flows effortlessly into a breathtaking open-plan dining and kitchen space, the true heart of the home.

To the left of the hallway, a second substantial reception room mirrors the sense of space and light, benefiting from a bay window and additional windows, creating an impressive, light-filled room ideal for a formal living area, family room, or home office.

The kitchen is finished to an exceptional standard, boasting extensive cabinetry, a large central island, sleek quartz worktops, a built-in double oven, hob, and a stylish American fridge freezer, perfectly combining practicality with contemporary design.

Further enhancing the ground floor is a well-appointed utility room and a modern shower room, offering everyday convenience with a touch of luxury, ideal for family living and busy lifestyles.

Upstairs, the property continues to impress with five generously sized bedrooms. The luxurious principal suite benefits from a stylish ensuite, while the remaining bedrooms are served by a beautifully finished family bathroom.

Externally, the home is complemented by a substantial rear garden, providing the perfect setting for outdoor entertaining, relaxation, or family enjoyment. A detached garage and driveway provide ample off-road parking.



TOTAL: 212 m²
 Ground Floor: 116 m², First Floor: 96 m²
 EXCLUDED AREAS: FIREPLACE: 2 m², WALLS: 14 m²

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- 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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- 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