

46 Norwood Drive,  
Barugh Green S75 1LP

OFFERS IN THE REGION OF  
£250,000



SITUATED AT THE HEAD OF THIS SMALL, QUIET CUL-DE-SAC IN BARUGH GREEN IS THIS DECEPTIVELY SPACIOUS TWO-BEDROOM DETACHED BUNGALOW. HAVING BEEN SUBSTANTIALLY IMPROVED RECENTLY, THE PROPERTY FEATURES GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-STREET PARKING, GARAGE PLUS A DELIGHTFUL LANDSCAPED GARDEN. LOCATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, TRANSPORT LINKS, AND THE M1 MOTORWAY NETWORK.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING: TBC

PAISLEY  
PROPERTIES

## Summary

Nestled on Norwood Drive in the charming area of Barugh Green, Barnsley, this delightful detached bungalow offers a perfect blend of comfort and modern living. This property has been substantially improved both inside and out, making it an ideal choice for those seeking a stylish and well-maintained home.

The bungalow features two spacious double bedrooms, providing ample space for relaxation and rest. The generous lounge is perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is equipped with integral appliances, ensuring that cooking and meal preparation are both convenient and enjoyable.

The property boasts a lovely shower room, designed with contemporary finishes that enhance the overall appeal of the home. Outside, the landscaped rear garden is a true highlight, featuring a patio area ideal for al fresco dining, a well-kept lawn, and a side patio that offers additional space for a shed or storage.

Parking is a breeze with a driveway that accommodates up to four vehicles, along with a garage for added convenience. This bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the tranquillity of Barugh Green while being close to local amenities and providing excellent access to commuting links, most notable the M1.

In summary, this detached bungalow on Norwood Drive is a fantastic find for anyone looking to settle in a peaceful yet accessible location. With its modern features, generous living spaces, and beautifully landscaped garden, it is sure to impress. Don't miss the chance to make this charming property your new home.

## KITCHEN 13'7" x 8'7"



You enter the property through a uPVC door to the side into the modern kitchen having a great range of wall and base units with a green/blue finish, complimentary square edged worktops, matching splashbacks and stainless steel sink with mixer tap. Integral appliances include an eye level oven and microwave and four ring gas hob with stainless steel extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. There is tiled flooring, inset ceiling spotlights and the room is bathed in natural light from the double glazed window to the side and the one to the rear, which also looks out the garden. An internal door leads to the inner hall.

### **INNER HALL 9'6" x 2'8"**



This useful inner hall gives access to the lounge, the shower room and both bedrooms plus access to the sizeable loft which has potential to be converted. There is laminate flooring and pendant ceiling lighting.

### **LOUNGE 15'8" x 10'11" max into recess**



Generous living room with space for a dining table and chairs. The focal point of the room is the electric fire set on a marble base with decorative surround and the room is flooded with natural light from the double glazed bay window to the front. There is laminate flooring, a wall mounted radiator, ceiling rose and decorative coving to the ceiling. An internal door leads to the inner hall.

**BEDROOM ONE 12'0" max to rear of robes x 11'0"**



Delightful main bedroom which features superb storage in the form of the three double fitted wardrobes and dressing table incorporating a cupboard. The double glazed window to the rear brings in natural light and looks out the garden, there is carpet flooring, a wall mounted radiator, pendant ceiling lighting and coving to the ceiling. An internal door leads to the inner hall.



## **BEDROOM TWO 9'4" x 8'6"**



Second double bedroom, this time located at the front of the property with the double glazed window drawing in natural light. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot, there is a wall mounted radiator, pendant ceiling lighting and a storage room with doors. An internal door leads to the inner hall.

## **WET ROOM 9'5" x 5'4"**



Elegant wet room having a white suite consisting of a double shower area with thermostatic shower, overhead rain shower and separate hose, vanity wash basin with mixer tap and cupboard and twin flush low level WC. There is a chrome, ladder towel radiator, a wall mounted radiator, inset ceiling spotlights and wet room flooring. A double glazed window with obscure glass brings in natural light and an internal door leads to the inner hall.

## **GARAGE AND PARKING 15'10" x 9'1"**



The exceptional outside space starts at the front with the well manicured lawn to the front featuring an established tree on it and flower bed border adjacent to the property. The long driveway gives parking for multiple cars with the double gated enclosing the area on the garage side making it perfect for anyone that has dogs. There garage itself has power, light and an up and over door.

## **GARDEN**



Outstanding garden space, starting at the front with gated side access to the rear which feature a good size patio area, elevated lawn and second patio areas leading to the side which has space for a garden shed and an elevated pebbled area.







**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Barnsley Band C

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have not been any structural alterations to the property during the current vendor's ownership.  
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

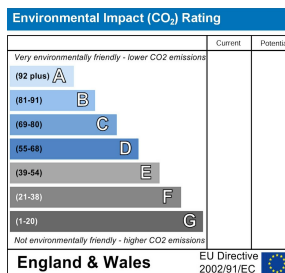
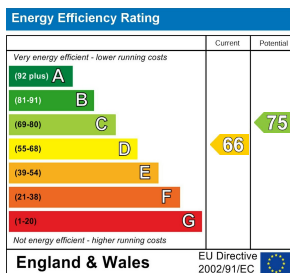
**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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