

3 Cloverlands Drive,  
Staincross S75 6EB

OFFERS IN THE REGION OF  
£335,000



THIS IMMACULATELY PRESENTED, EXTENDED THREE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND FEATURES A WEALTH OF DELIGHTFUL TOUCHES. THE PROPERTY BOASTS AN EXCEPTIONAL OPEN PLAN LIVING DINING KITCHEN WITH B-FOLD DOORS, SEPARATE LOUNGE AND UTILITY ROOM, GROUND FLOOR WC, THREE DOUBLE BEDROOMS, EN SUITE AND DRESSING AREA TO THE MASTER, STYLISH BATHROOM AND PARKING FOR NUMEROUS CARS PLUS THE INTEGRAL GARAGE.

FREEHOLD / COUNCIL TAX BAND B/ ENERGY RATING: TBC

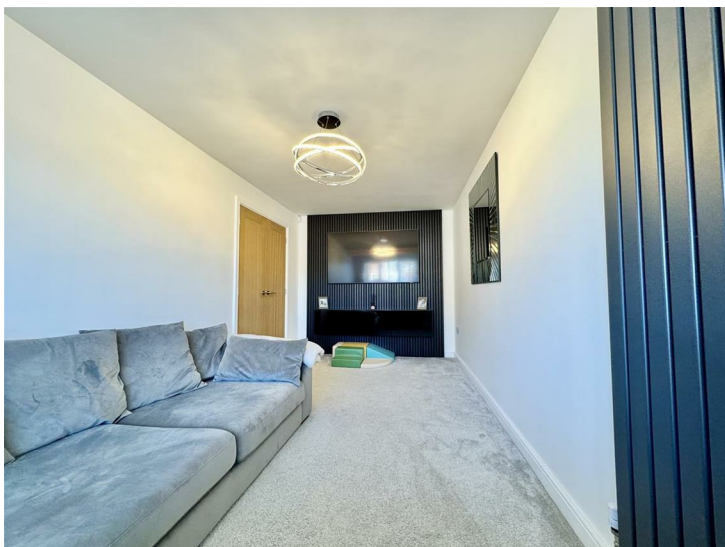
PAISLEY  
PROPERTIES

### **HALL 17'4" x 6'0" max into recess**



You enter the property through a composite front door into the hallway that gives a first glimpse of the magnificent presentation on offer. With plenty of room to remove coats and shoes and including a storage cupboard, the space is light and airy, aided by the high gloss tiled flooring and inset ceiling spotlights. A staircase leads to the first floor, there is under stairs space and a designer upright radiator. Double doors lead to the lounge and a glazed internal door lead to the living kitchen diner

### **LOUNGE 17'5" x 8'5"**



Superb additional reception room, situated at the front of the property. There is carpet flooring, an upright designer radiator, ceiling light with one wall having featured panelling. A double glazed window to the front brings in natural light and double doors lead to the hallway.

## LIVING DINING KITCHEN 21'11" max into recess x 16'4",242'9"



Spectacular space with the extension giving extra space, adding refinement with the bi fold doors bathing the space with natural light, complimented by the two Velux windows in the living area. The ground floor cloaks are situated off the living space and the separate utility room located off the dining area of the kitchen. A glazed internal door leads to the hallway.

### KITCHEN AREA



The kitchen part of this exceptional space consists of a great range of wall and base units with a high gloss white finish, complimentary square edged Quartz worktops, inset stainless steel sink with mixer tap and mirror splashbacks. There is a matching breakfast bar which houses the induction hob with additional integral appliances including an eye level double oven, and upright fridge freezer. There is space for a table and chairs, inset ceiling spotlights with the high gloss tiled flooring continuing from the hallway. The bi-fold doors open the space up to the outside and the living space is open plan.



## LIVING AREA



Second part of this amazing space with the two Velux windows flooding the area with natural light in addition to the b-fold doors. The tiled flooring flows from the kitchen area, there is a media wall with contemporary fire, inset ceiling spotlights and upright designer radiator.

## GROUND FLOOR WC



Convenient space, situated off the living room, and having a two piece suite in white consisting of a wall mounted wash basin with mixer tap and close coupled WC. The tiled flooring continues from the living space, there is an extractor fan and chrome towel radiator. An internal door leads to the living area.

## UTILITY ROOM 5'8" max to rear of units x 6'7"



Another very useful room with one wall having a bank of full height units and having space for a dryer and plumbing for a washing machine. The tiled flooring flows from the dining space, there are inset ceiling spotlights and an upright designer radiator. Doors lead to the living kitchen diner and garage.

## LANDING



Stairs ascend from the hallway to the first floor landing, having low level LED lights and glass balustrade. The landing has carpet flooring, an upright designer radiator, ceiling light and access to the loft. Internal doors lead to the bathroom and all bedrooms.

**BEDROOM ONE 12'0" plus recess x 8'3" plus recess**



Fabulous main double bedroom that has space for freestanding bedroom furniture, carpet flooring and two double glazed windows to the front bringing in natural light. What turns this lovely main bedroom into something more outstanding is the dressing area with fitted wardrobes and en suite. There is a wall mounted radiator, ceiling lighting and an opening takes you to the dressing area. An internal door leads to the landing.

**DRESSING AREA 8'2" max to rear of robes x 6'9"**



Second part of this marvellous master suite, having double and a triple fitted wardrobes with sliding doors, carpet flooring, inset ceiling spotlights and wall mounted radiator. An opening leads to the bedroom part and a door to the en-suite.

### **EN SUITE 6'9" x 4'5"**



Completing this superb master suite is the en suite having a three piece suite in white consisting of a double shower area with overhead rain shower, wall mounted controls and built in recess for gels and shampoo, vanity wash basin with circular basin, drawer and black wall mounted taps and twin flush low level WC. There is tiled flooring, extractor fan, inset ceiling spotlights and a black towel radiator. A double glazed window with obscure glass brings in natural light and a door leads to the dressing area.

### **BEDROOM TWO 13'10" x 8'6"**



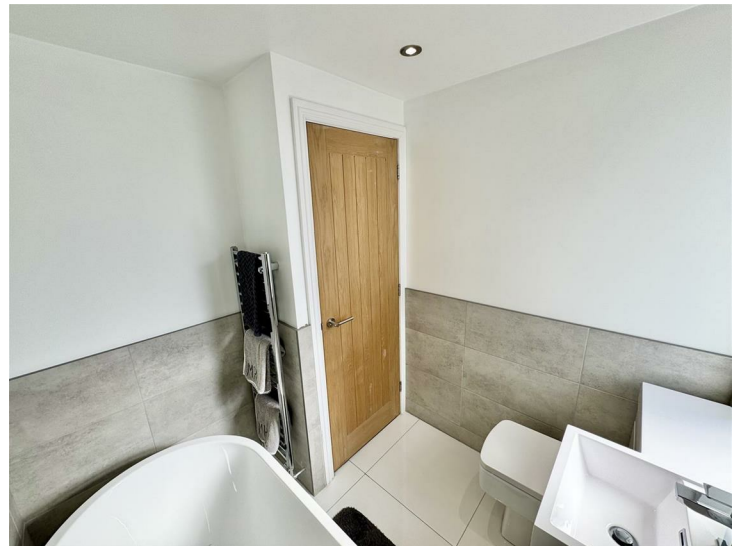
Second double bedroom, this time located at the rear and having plenty of space For freestanding bedroom furniture. The two double glazed windows flood the space with natural light, there is carpet flooring, a wall mounted radiator, ceiling lighting and panelling effect to two walls. An internal door leads to the landing.

### **BEDROOM THREE 8'6" x 8'3"**



Third double bedroom, again located at the rear of the property having plenty of space for freestanding bedroom furniture. The double glazed window brings in natural light, there is carpet flooring, a wall mounted radiator, ceiling lighting and a feature panelled wall. An internal door leads to the landing.

### **BATHROOM 6'7" max into recess x 6'3"**



Stylish bathroom having a three piece suite in white consisting of a freestanding bath with wall mounted taps and microphone hose, vanity wash unit with basin having mixer tap and close coupled WC. There is tiling on the walls to dado height, tiled flooring, inset ceiling lighting and chrome towel radiator. A double glazed window with obscure glass brings in natural light, there is an extractor fan and an internal door leads to the landing.

## FRONT AND PARKING



There is parking at the front for a minimum of two cars side-by-side leading to the attached garage. A gate gives secure access to the rear garden.

## GARDEN



Delightful rear garden, south to south west facing and attracting a lot of sun during the day. There are patio areas, with one area covered by a solid built gazebo and ideal for al fresco dining. There is a lower level lawn with artificial grass, an outside tap and power socket.



**GARAGE 17'0" x 6'11"**

This new addition has an electric roller door, light, power and a sink with tap.

## **MATERIAL INFORMATION MAPPLEWELL**

TENURE:  
Freehold

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

COUNCIL AND COUNCIL TAX BAND:  
Barnsley Band B

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Driveway and garage

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
A two storey extension has been added to include an integral garage.  
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 MAPPLEWELL**

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 MAPPLEWELL**

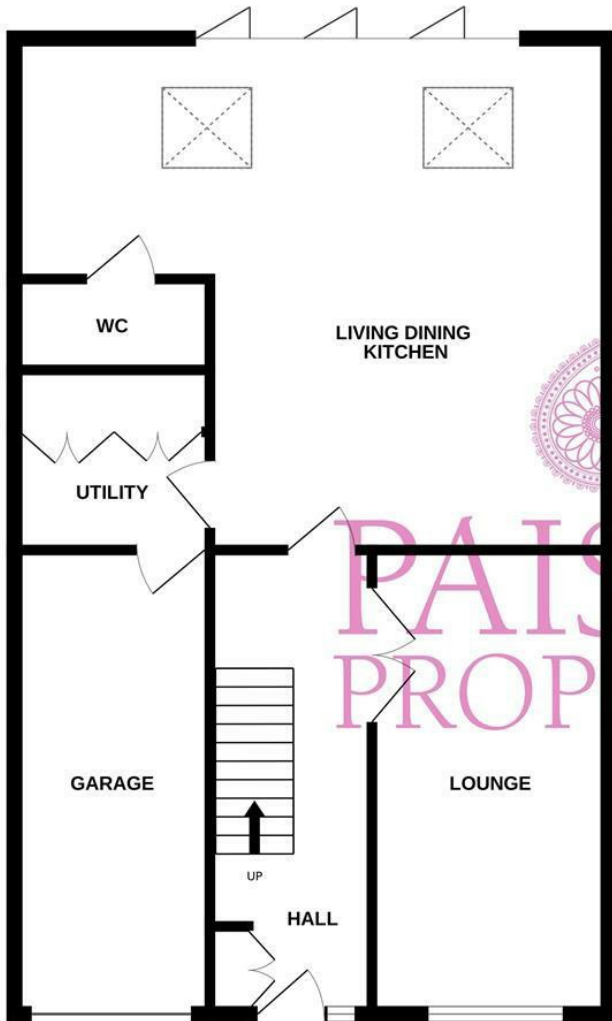
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

**PAISLEY MORTGAGES MAPPLEWELL**

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. \*

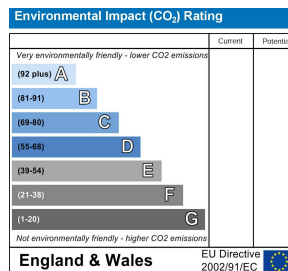
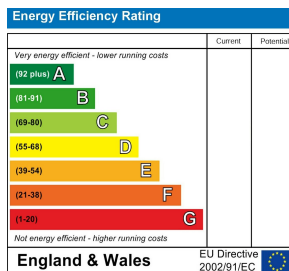
GROUND FLOOR



1ST FLOOR



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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