

45 Barden Drive,
Redbrook S75 2QT

OFFERS OVER
£300,000



TUCKED AWAY ON A SELF BUILD DEVELOPMENT IN THE SOUGHT AFTER VILLAGE OF REDBROOK IS THIS SUPERBLY PRESENTED, THREE DOUBLE BEDROOM ECO FAMILY HOME. THIS FANTASTIC PROPERTY BOASTS A 'B' ENERGY RATING AND INTEGRATED SOLAR PANEL SYSTEM AS WELL AS HIGH SPEC FIXTURE AND FITTINGS THROUGHOUT, A STUNNING DINING KITCHEN, SPACIOUS LOUNGE, STYLISH BATHROOM AND A BEAUTIFUL GARDEN TO THE REAR PLUS THE EXCEPTIONAL GARAGE/UTILITY.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

PAISLEY
PROPERTIES

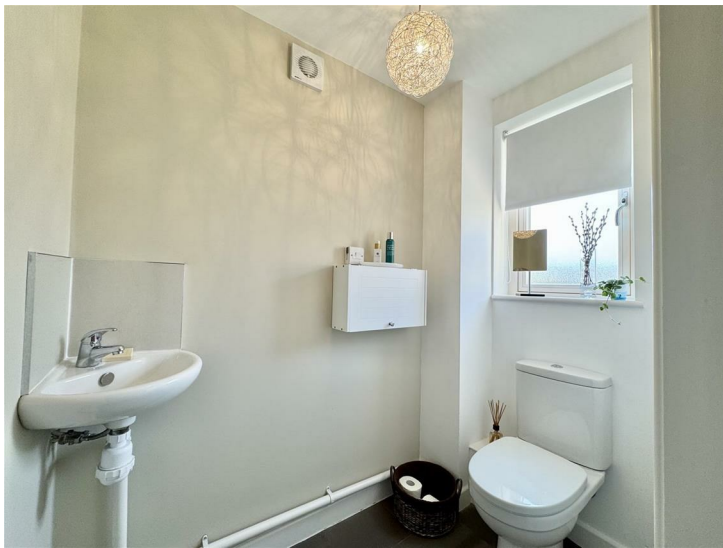
HALLWAY 13'0" x 5'6"

You enter the property through a part glazed composite door in to a spacious and very welcoming entrance hallway which has space to remove and store outdoor clothing with the addition of an understairs closet. A winder staircase ascends to the first floor landing and doors lead through to the downstairs W.C, dining kitchen and lounge.



CLOAKROOM WC 5'11" x 3'7"

Conveniently located off the entrance hallway is this chic W.C which comprises a wall mounted corner basin with mixer tap and tiled splashbacks, twin flush low level WC., and extractor fan and a front facing obscure glazed windows allows natural light in. Tile effect cushion flooring underfoot completes this room and a door leads through to the hallway.



LOUNGE 17'9" x 9'2"

Positioned to the front of the property is this beautifully presented lounge which offers plenty of space for large pieces of living room furniture. The room is finished to a lovely standard with tasteful décor to the walls, dual pendant lighting over head and laminate flooring. A front facing window plus side window fill the space with natural light and an internal door lead through to the hallway.



DINING KITCHEN 17'9" x 9'1"

Spanning the rear of the property is this superbly presented dining kitchen which is fitted with neutral colour, solid wood, matt wall and base units, Silestone granite effect worktops and a stainless steel one and a half bowl sink with mixer tap over and tiling to splashbacks. Integrated appliances within the kitchen include an eye level electric oven and combination microwave, four ring gas hob with extractor hood over head and fridge/freezer. There is ample space to one side of the room for a large dining table and chairs with attractive pendant lighting overhead and French doors provide access to the rear garden. There are spotlights to the ceiling, laminate flooring underfoot and a rear facing window has a pleasant outlook to the garden. An internal door leads through to the hallway.





LANDING 8'5" x 6'3" including stairs

A winder spindle staircase ascends from the entrance hallway to the first floor landing where there is loft access via a hatch and a side facing window allows natural light in. Doors lead through to three double bedrooms and bathroom.



BEDROOM ONE 14'5" x 9'2"

This generous sized master bedroom is located to the front of the property and offers plenty of space for free standing bedroom furniture. A front facing window has a pleasant outlook to the cul-de-sac and beyond and there is pendant lighting overhead. There is tasteful decor to the walls and a door leads through to the landing.



BEDROOM TWO 12'5" x 9'2"

Another good sized double bedroom this time located to the rear with a pleasant outlook to the garden through its window. There is space for a double bed and further freestanding furniture, neutral décor to the walls and a door leads through to the landing.

BEDROOM THREE 9'2" x 8'2"

This lovely double bedroom has a similar outlook to bedroom two through its rear window and has space for a double bed and further freestanding furniture. There is neutral décor to the walls and a door leads through to the landing.



BATHROOM 8'1" x 5'10"

This contemporary bathroom is fitted with 'P' shape panel bath with rain shower over, separate shower head plus glass screen, pedestal wash basin with mixer tap over and twin flush low level W.C unit. There is full height tiling to three walls an extractor fan, a wall mounted light above the basin with shaver point. a chrome heated towel that sits to one wall and a front facing obscure glazed window. The tiled floor and spotlights to the ceiling complete this room and a door leads through to the landing.



GARAGE 20'11" x 9'0"

Exceptional garage space, the largest on the development, which includes a utility area and has further scope for conversion. The utility area has base units, worktop over with stainless steel sink and mixer tap plus plumbing for a washing machine and space for a dryer. The walls are plastered, again leading to the possibility on a conversion, and there is power and light. There is an up and over garage door to the front and an external door to the rear leads to the garden.



EXTERNALLY

To the front there is a low maintenance grass lawn that provides a welcoming entrance to the property and provides the possibility of creating extra parking. A driveway adjoins and will accommodate multiple vehicles and sits in front of the garage. There is side access both ways and the rear garden has been extensively improved and landscaped. This well proportioned garden offers varying tiers to enjoy. An Indian stone flagged patio adjoins the property and has space to accommodate garden furniture. Steps arise to a larger Indian stone patio area and is enclosed in boundary fencing creating a feeling of privacy. Further improvements include the landscaped planting rockery where there is an array of beautiful shrubs, plants and flowers to enjoy!





~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:
None

COUNCIL AND COUNCIL TAX BAND:
Barnsley C

PROPERTY CONSTRUCTION:
Timber frame

PARKING:
Detached garage and driveway

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 and solar panels
Heating Source - Mains gas
Broadband - FTTC Up to 100 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendors 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.

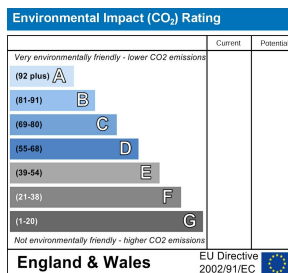
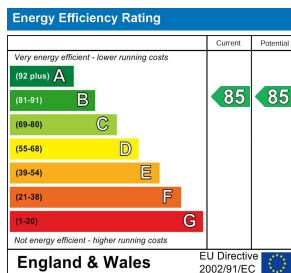
~ Paisley Mortgages ~

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. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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