

1 Oaks Wood Drive,  
Darton S75 5PT

OFFERS AROUND  
£400,000



A FOUR BEDROOM DETACHED FAMILY HOME WITH A DOUBLE GARAGE, LOCATED IN THIS HIGHLY DESIRED LOCATION AND SITUATED ON THIS MAGNIFICENT CORNER PLOT WITH SUBSTANTIAL POTENTIAL TO FURTHER DEVELOP. INCLUDES A SUPERB KITCHEN DINER, CONSERVATORY, LOVELY LOUNGE WITH DOUBLE DOORS TO THE DINING ROOM, SEPARATE UTILITY ROOM AND GROUND FLOOR WC. THERE IS A HOUSE BATHROOM, ENSUITE TO THE MASTER BEDROOM, FAMILY BATHROOM, DRIVEWAY PARKING FOR NUMEROUS CARS AND EXCELLENT GARDEN SPACE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING D

PAISLEY  
PROPERTIES



### **HALLWAY 18'0" x 6'2" max**

You enter the property through a composite door into this welcoming hallway that gives a first glimpse of the attractive presentation this home has to offer. There is plenty of space to remove coats and shoes with laminate flooring underfoot keeping everything clean. There is a wall mounted radiator, pendant lighting and internal doors lead to the ground floor WC, kitchen and lounge.



### **GROUND FLOOR WC 6'2" x 2'11"**

Very useful ground floor cloakroom having a two piece suite in white consisting of a vanity wash basin with storage and mixer tap and twin flush low level WC. Natural light is brought in via the double glazed window with obscure glass, there is laminate flooring, tiling to splash backs and pendant ceiling lighting. An internal door leads to the hallway.



### **LOUNGE 19'0" into bay x 11'4"**

Generous living room with lots of natural light brought in by the double glazed bay window to the front. The focal point of this beautifully presented room is the fireplace with marble base and backing and decorative surround, which is complimented by the decorative coving to the ceiling and two ceiling roses, both having pendant light fittings. There is carpet flooring, two wall mounted radiators and an internal door leads to the hallway. Double doors lead to the dining room and can be left open when entertaining or closed for more privacy.





### **DINING ROOM 12'0" x 9'2"**

Second reception room, situated between the lounge and conservatory and having access also to the kitchen. There is natural light flooding in from the patio doors which lead to the conservatory, carpet flooring, decorative coving and ceiling rose with pendant lighting. An internal door leads to the kitchen and double doors to the lounge.





### **CONSERVATORY 9'6" x 8'6"**

A welcome additional space, with multi function use and with superb views of the garden via the double glazed windows. There is tiled flooring, French doors to the garden and patio doors leading to the dining room.



### **KITCHEN 11'10" x 8'2"**

First part of two halves to the area which also includes the living/dining space. The kitchen has a great range of wall and base units with a high gloss neutral finish, complimentary square edged sparkle worktops, one and a half bowl composite sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an eye level double oven, four ring gas hob, pull out extractor hood over and dishwasher. There is a lovely matching breakfast bar area which joins the two spaces together, there is laminate flooring and natural light is brought in via the double glazed window to the rear which also overlooks the garden. There are ceiling spotlights, a wall mounted radiator and an opening leads to the living/dining space.



### **BREAKFAST/LIVING AREA 10'7" x 7'9"**

Completing this delightful space and again with multi function use, there are great views of the garden through the patio doors which also flood the area with natural light. There is space for fridge freezer, laminate flooring, a wall mounted radiator, decorative coving to the ceiling and ceiling rose with pendant lighting. An internal door leads to the utility area.





### **UTILITY SPACE 7'9" x 5'4"**

First of two areas with utility functions, this one having a range of wall and base units with a white gloss finish, complimentary rolled worktops and capped off plumbing for a washing machine. There is a wall mounted radiator, ceiling spotlights and the boiler is located in this space. Doors lead to the garage and living/dining space. A uPVC double glazed door leads to the garden.





### **GARAGE 16'6" x 16'5"**

One of the stand out features of the property. This double garage has utility use, is great for storage or parking and has it's own roof, adding to the storage possibilities. Also, being attached, it also has fantastic potential to fully or partly convert and add to the living accommodation. The current utility space has wall and base units with complimentary rolled worktops, plumbing for a washing machine and space for under counter fridge, freezer and dryer. There are two up and over garage doors, however, no wall internally, making more internal space, and a door leads to the utility room.

### **LANDING 14'0" x 6'0" max including stairs and cupboard**

Stairs ascend from the hallway to this first floor landing with carpet flooring, a wall mounted radiator, double glazed window to the side, access to the loft and storage cupboard. Internal doors lead to the bathroom and all bedrooms.



### **BEDROOM ONE 10'9" x 9'10" to rear of robes**

Lovely master bedroom, situated at the front of the property with plenty of natural light via the two double glazed windows which overlook the front garden. There is excellent storage via the full wall of fitted wardrobes having sliding mirror doors, carpet flooring and a wall mounted radiator. There is a pendant light fitting and internal doors lead to the en suite and landing.





### **EN SUITE 7'11" x 5'5"**

Really good size en suite having a three piece suite in white consisting of a 'P' panel bath with corner mixer tap and shower attachment, vanity wash basin with storage and mixer tap and twin flush low level WC. The walls are tiled to full height, there are ceiling spotlights and a wall mounted radiator. Natural light is brought in via the double glazed window with obscure glass and an internal door leads to the bedroom.



### **BEDROOM TWO 10'5" x 10'0"**

Second double bedroom, this time located at the rear of the property and providing views of the garden via the double glazed window. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



### **BEDROOM THREE 7'10" max to rear of robes x 7'5"**

This bedroom has fantastic storage via the full wall of fitted wardrobes with sliding mirror doors and would be great as a dressing room or bedroom. Situated at the front of the property gives this room extra potential and it has laminate flooring, a wall mounted radiator and double glazed window to the front overlooking the garden, pendant lighting and an internal door leading to the landing





#### **BEDROOM FOUR 7'6" x 7'5"**

This fourth bedroom is situated at the rear of the property and has a double glazed window bringing in natural light and giving views of the garden. There is carpet flooring, a wall mounted radiator and an internal door leading to the landing.



#### **BATHROOM 7'9" x 5'4"**

Refurbished with similar stylish presentation to the en suite, there is a three piece suite in white consisting of a panel 'P' bath with mixer tap, electric shower over and glass screen, a vanity wash basin with mixer tap and storage under and a twin flush low level WC. There is full height tiling to the walls, ceiling spotlights, laminate tiled flooring and wall mounted radiator. There is an extractor fan and an internal door leads to the landing.





## FRONT AND PARKING

Tucked away in this cul de sac giving this wonderful home more outside space and off road parking, in addition to the integral double garage. There is parking for numerous vehicles with the mature hedges giving screening and privacy for the front lawn area. There are double gates leading to the rear, adding to the parking possibilities, whether it be for cars, trailers, motorhomes or caravans.



## GARDEN

Exceptional garden space, in two parts giving the potential to have separate assigned areas. There are patio areas, good size lawns and mature fruit trees, hedges and plants. The garden is very private and screened beautifully by the high mature boundaries.







**~ 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 E

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Double Garage and Driveway

RIGHTS AND RESTRICTIONS:

Partly shared driveway

DISPUTES:

There have not been any neighbour disputes

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

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100 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 ~**

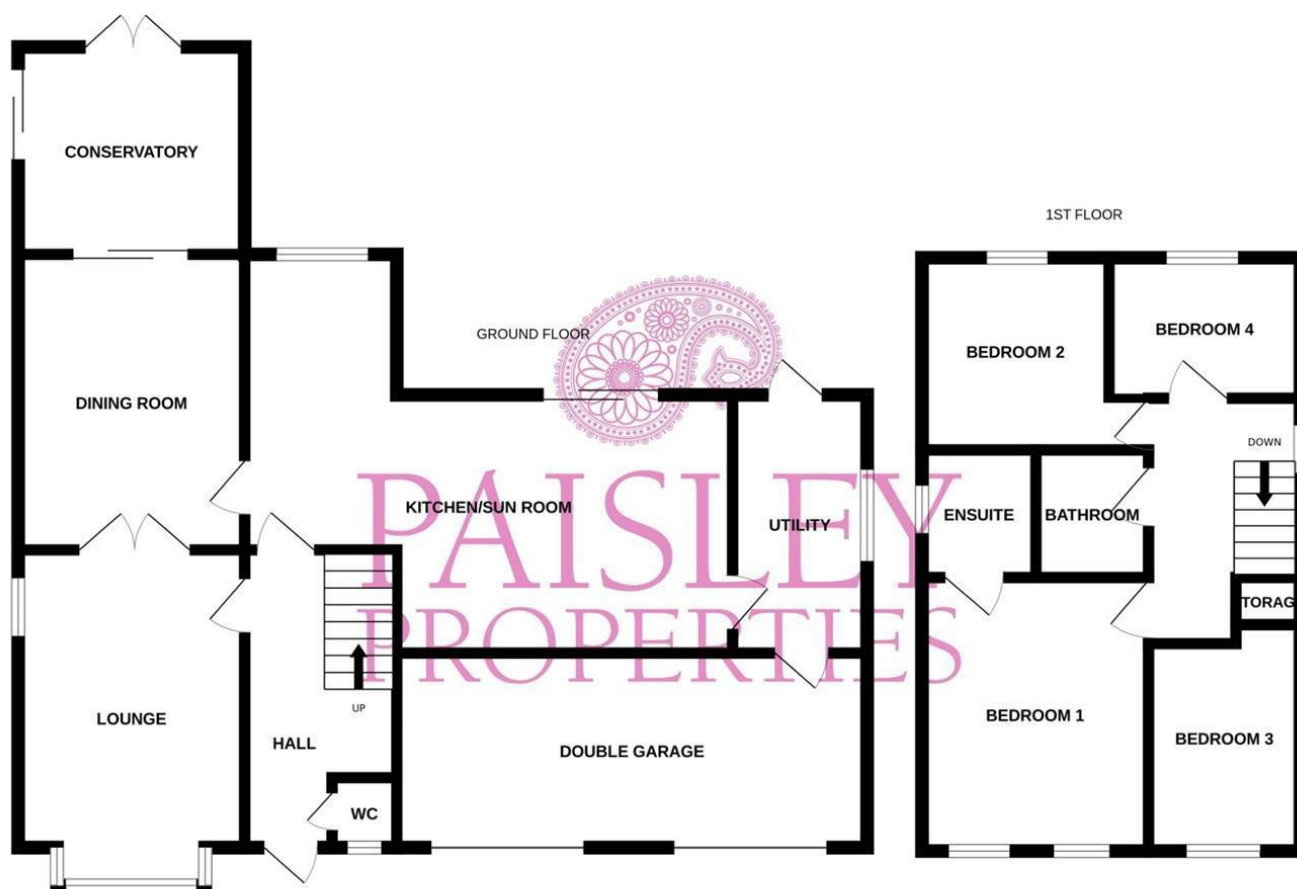
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

### **~ Paisley Surveyors ~**

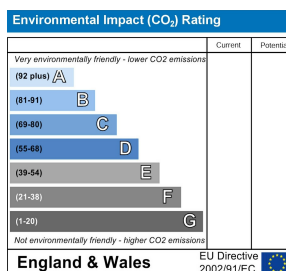
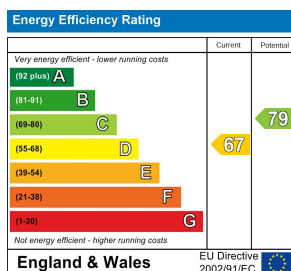
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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





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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