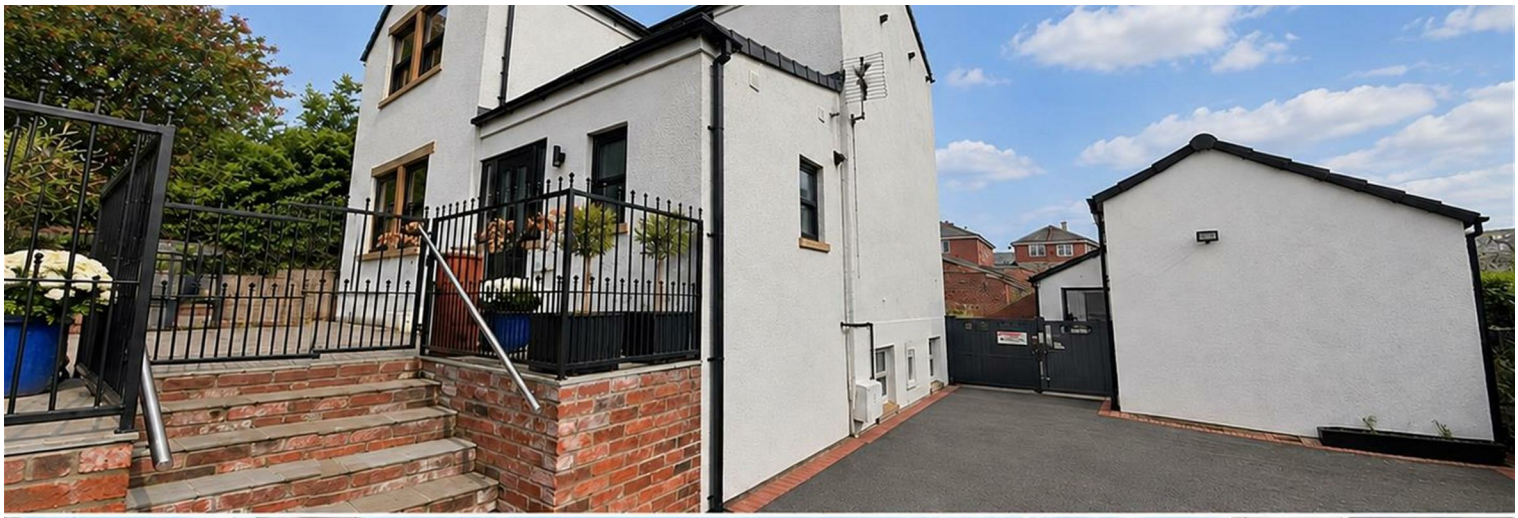
190 New Road,
Barnsley S75 6PP

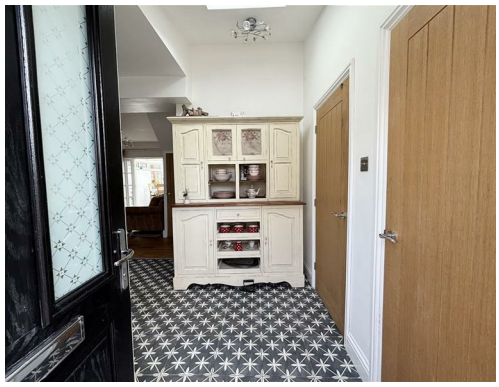
OFFERS AROUND
£570,000

















A GENEROUS FOUR-BEDROOM FAMILY HOME WITH A DETACHED ONE-BEDROOM BUNGALOW IN A SOUGHT AFTER VILLAGE LOCATION.
FEATURING OPEN-PLAN KITCHEN, DINING AND LIVING SPACE, SEPARATE LOUNGE, CONSERVATORY, UTILITY, WC, FOUR BEDROOMS, EN-SUITE AND FAMILY BATHROOM. THE DETACHED BUNGALOW OFFERS OPEN-PLAN LIVING, BEDROOM AND WALK-IN SHOWER ROOM. PRIVATE DRIVEWAY, PATIO AND REAR GARDENS.

FREEHOLD | COUNCIL TAX BAND: C| ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE SPACE



You enter the property through a partially glazed composite door into a welcoming entrance space, with ample room for coats and shoes, as well as space for freestanding storage or furniture. A Velux window above allows plenty of natural light, while underfloor heating adds comfort. Solid oak doors to the left provide access to the downstairs WC and separate utility room, while the entrance continues through into the impressive open-plan kitchen, dining and living space.

DOWNSTAIRS WC 3′2″apx x 5′4″px



A handy downstairs WC featuring a wall-hung basin with mixer tap, high-level WC and extractor fan. The room has a feature tiled floor, underfloor heating and a composite sash window with obscure glass. A solid oak door leads back through to the entrance space.

UTILITY SPACE 4′11″apx x 5′3″apx



Utility room with a range of base units, quartz worktop with inset sink and drainer with mixer tap. Plumbing for washing machine. Home to the combi boiler. A composite sash window overlooking the driveway. With added underfloor heating again. A solid oak door leads back to the entrance space.



OPEN PLAN KITCHEN, DINER / LIVING SPACE 23'5"apx x 20'3"ax







The heart of the home! This impressive space is a great place for dining and living. A wide range of neutral wall and base units, larder cupboard, quartz worktops and splashbacks. Double Belfast sink with feature mixer tap. The island features a Smeg range cooker with a 5-ring gas hob, with extractor over and fitted cupboards underneath, an overhang providing a breakfast bar, along with pop-up sockets and charger points for added convenience. Space for fridge/freezer, there is also an integrated dishwasher. Built-in Bosch microwave/oven and Whirlpool coffee machine. Two composite sash windows look over the lovely front patio area. Laura Ashley tiles to the floor with engineered oak flooring flowing into the living space, with underfloor heating throughout. The family space then has space for sofas and furniture. There is a central focal chimney breast. A solid oak door leads downstairs to the lower bedroom/office. Doors open into the conservatory and out into the garden. A solid oak door leads off to the lounge, with stairs ascending up to the first floor.

CONSERVATORY 16′2″apx x 11′1″apx





Conservatory to the rear of the house overlooking the garden, currently used as a dining room. Generous in size, the room features a feature spiral radiator, Laura Ashley tiled flooring and a bright and light feel. Patio doors open directly into the rear garden. Wooden doors then lead back into the open-plan kitchen, dining and living space.

LOUNGE 13′0″apx x 12′6″apx



Rear-facing lounge with a cosy feel. The room features a focal point fireplace with feature surround and gas fire, high ceiling with decorative coving, column radiator and carpet to the floor. Sash window overlooking the rear garden. Currently used as a home office. Solid oak door leads back to the kitchen, dining and living space.

LANDING





Stairs ascend from the kitchen, dining and living space, with carpeted stairs and wooden banister. Loft hatch access. Solid oak doors lead to bedrooms one, two and three, along with the house bathroom.





BEDROOM ONE 10'9"ax x 13'4"





This rear-facing double bedroom features fitted wardrobes, with two sash composite windows, one overlooking the rear garden and the other the front of the property. There is space for free standing furniture. Carpet to the floor and neutral décor. A door leads into the en-suite. While a solid oak door leads back to the landing.

BEDROOM ONE EN-SUITE 7'6"apx x 4'9"apx





Handy en-suite with walk-in shower featuring rainfall shower and handheld attachment, fully tiled with brick-style tiles. Low-level WC and handy wall-hung basin with mixer tap. There are two large storage cupboards. A high level window with obscure glass. Door leads back into bedroom one.

BEDROOM TWO 14′0″apx x 9′1″apx



This lovely, generous-sized double bedroom is located at the front of the property, with space for freestanding furniture. Two sash windows overlook the front of the house, with a large radiator and pendant lighting. A solid oak door leads back to the landing.

BEDROOM THREE 9′6″apx x 8′1″apx





This generous third bedroom is located to the rear of the property, with a sash window offering views over the garden. Carpet underfoot and pendant lighting. An ideal child's bedroom. There is a generous storage cupboard with double doors. A solid oak door leads back to the landing.

HOUSE BATHROOM 7′8″apx x 4′9″apx




Modern bathroom with a white suite, featuring a bath with feature wall-hung hot and cold taps, shower over with wall controls and fully tiled walls. Feature ceramic basin set on a glass top with mixer tap, low-level WC, high-level windows with obscure glass, wooden-effect flooring and heated towel radiator. A solid oak door leads back to the landing.

BEDROOM FOUR 12′9″apx x 11′1″apx




Located on the lower floor, this quirky double bedroom would be ideal for an older child or teenager. Accessed by stairs off the kitchen, dining and living area, the room is tucked away, offering a good degree of privacy. Three windows, one of which opens, allow plenty of natural light. Column radiator and wooden floorboards. Ideal as a bedroom or home office, away from the main living areas for added privacy.

1 BEDROOM BUNGALOW ANNEX - 452 sq ft






This is a rare opportunity, with nothing quite like it currently on the market. Outside the main property is a fully self-contained bungalow, built in 2022 and completed in 2024, with planning permission and completion certification in place. Offering flexible living accommodation. It has its own kitchen/living area, generous-sized bedroom, shower room and outside store. Accessed via its own gates and private entrance, the bungalow is rendered with grey composite windows. Outside security lights and power sockets. Equally, it would make an ideal home business premises, Airbnb (with consent), private office, beauty business or therapy room, benefiting from a private patio area accessed from the main house. There is also an external storage area housing the house combi boiler, with additional space for storage.

BUNGALOW KITCHEN/LIVING SPACE 19′1″ax x 14′9″ax





You enter the bungalow via a wide out swinging composite door into the open-plan kitchen/living area, featuring a vaulted ceiling and Velux windows. The contemporary fitted kitchen has a range of wall and base units, black feature sink with bronze-effect mixer tap and marble-effect worktops. Induction hob and oven, along with space for a fridge/freezer. There is ample room for sofas and furniture. The room is bright and spacious, with large windows overlooking the garden. Wood-effect flooring flows throughout, complemented by modern pendant lighting and neutral décor. Solid oak doors lead to the bedroom and the shower room.

BUNGALOW BEDROOM 9'7"apx x 12'10"apx





A generous-sized bedroom with fitted wardrobes, vaulted ceiling, spotlights and feature hanging lighting. A great-sized bedroom with a window overlooking the garden. A solid oak door leads back to the kitchen/living space

BUNGALOW SHOWER ROOM 9'2"apx x 4'11"ax



A modern shower room, fully tiled and fitted with a contemporary white suite comprising a built-in low-level WC and ceramic basin set on a storage unit with pull-out drawer. A walk-in wet room features a black rainfall shower with handheld attachment. There is also a wall-mounted extractor fan.

REAR GARDEN



Generous garden laid mainly to lawn, with raised borders and decking directly off the conservatory, providing an ideal space for outdoor dining and garden furniture. Steps lead down to the bungalow annex. Gates lead to the private driveway.

EXTERNAL





Externally, the house and bungalow sit on a generous plot, with a private driveway providing ample parking for numerous vehicles. The front patio is laid with Indian flagstones, with walling and fencing providing privacy, creating a lovely private outdoor space. Iron gate and railings lead up to the front door.

MATERIAL INFORMATION MAPPLEWELL
TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NA

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley "C"

PROPERTY CONSTRUCTION: Standard construction

PARKING: Driveway for numerous vehicles

UTILITIES:
*Water supply & Sewerage- Mains
*Electricity & Gas Supply - Mains gas
*Heating Source - Combi boiler one in the main house and one in the bungalow
*Broadband & Mobile - Suggested speeds up to 1000 mbps

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
One bedroom detached bungalow added in 2024- Planning permission & completion certificates obtained.
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.

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

PROPERTY ACCESSIBILITY & ADAPTATIONS: One bedroom detached bungalow added in 2022- Planning permission & completion certificates obtained.

COAL AND MINEFIELD AREA: TBA

AGENT NOTES
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

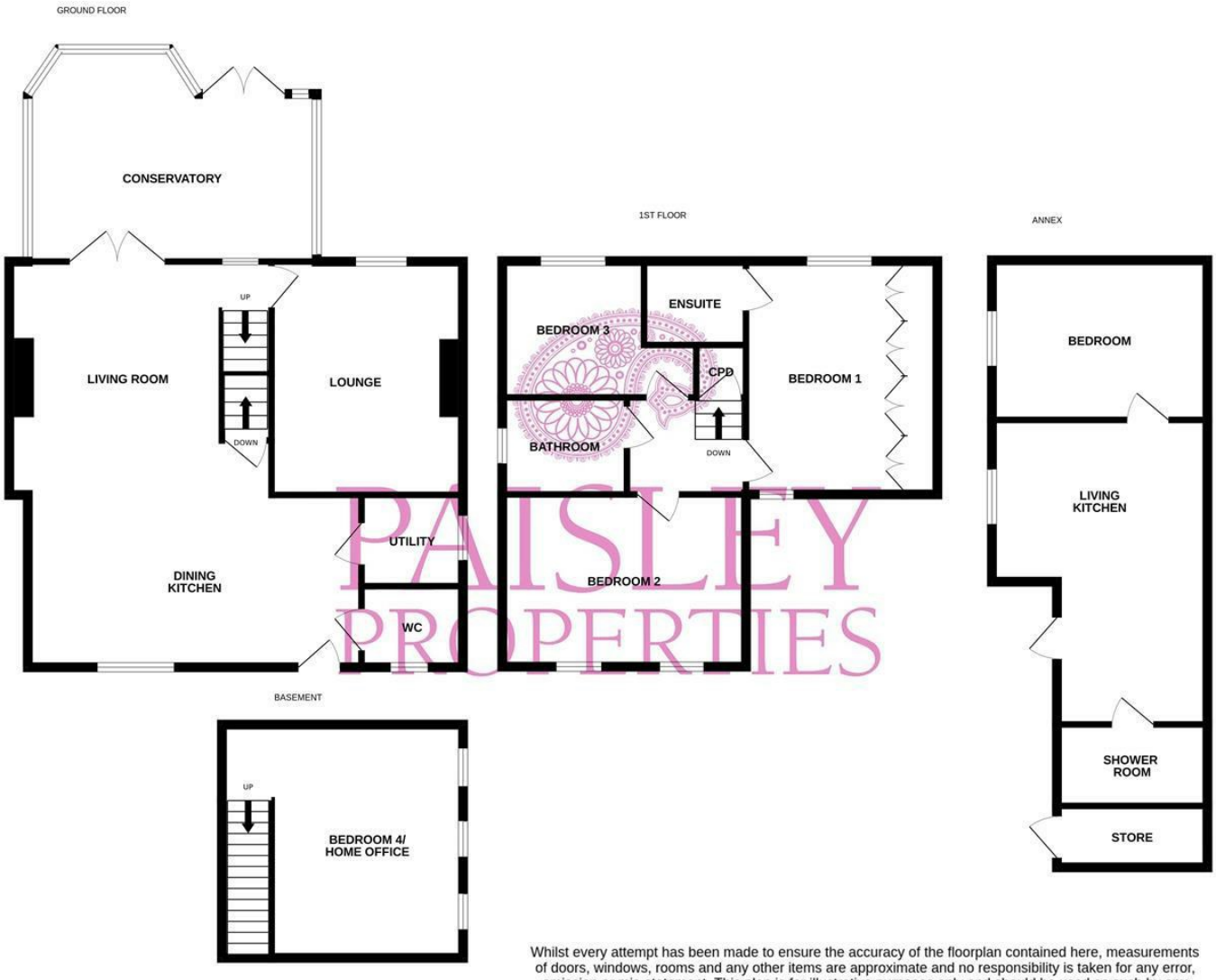
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

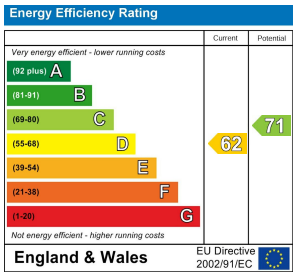
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak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

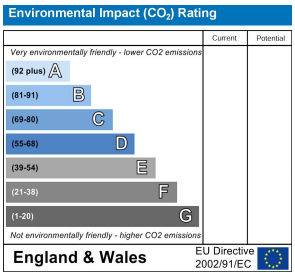
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



PAISLEY PROPERTIES

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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