

69a Darton Lane,
Darton S75 5AL

OFFERS OVER
£575,000



THIS UNIQUE, IMMACULATLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITS ON AN ELEVATED POSITION ENJOYING EXCEPTIONAL VIEWS. IT BENEFITS FROM THE MOST EXQUISITE OPEN PLAN LIVING DINING KITCHEN, UNDERFLOOR HEATING THROUGHOUT AND GENEROUS LOUNGE WITH FABULOUS FAR REACHING VIEWS. BOASTING A DETACHED DOUBLE GARAGE, EXTENSIVE GARDENS AND PARKING FOR NUMEROUS CARS, THIS REALLY IS ONE OF A KIND!

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

HALL 19'1" x 6'5"

A composite oak effect double glazed entrance door with matching side panel glazing opens into a spacious and welcoming entrance hallway, featuring an oak floor and a bespoke staircase with integrated side lighting rising to the first floor. There is a spacious storage cupboard and internal doors lead to the contemporary downstairs W.C. and the main reception room.



JACK AND JILL GROUND FLOOR WC 6'9" x 6'5" including store

This useful ground floor WC is fitted with a wall mounted wash hand basin with mixer tap, twin W.C., double glazed window with obscure glass, modern tiling, and access to the boiler cupboard, housing the pressurised cylinder system and underfloor heating manifolds. Internal doors lead to the utility room and hall.



LOUNGE 20'7" x 13'11"

The lounge is bathed in light in this front-facing principal reception space, offering floor to ceiling sliding patio doors that open onto a beautifully paved Indian stone seating terrace—perfect for soaking in the far reaching views across the landscape. Additional features include the decorative coving, wall and pendant lights, underfloor heating, and an internal glazed oak door connecting to the open plan kitchen.



LIVING DINING KITCHEN 20'7" x 15'10"

To the rear elevation lies the show stopping open plan kitchen and living/dining area. Fitted with a bespoke shaker style kitchen finished in stainless steel with contrasting solid oak with a limed finish and quartz worktops and a range of high end integrated appliances including double ovens, induction hob, floating extractor hood, fridge, freezer, and dishwasher. A central island with an overhanging breakfast bar offers informal dining space with ample room for a formal dining area or snug style space and also has a walk-in pantry style storage cupboard. Porcelain tiled flooring with underfloor heating runs throughout the area, while bi folding doors open directly onto the landscaped rear garden, creating a seamless indoor outdoor living experience.





UTILITY ROOM 7'11" x 6'4"

This generously sized utility room mirrors the kitchen's design with complimentary units, Corian worktops, and an inset one and a half bowl stainless steel sink. There is plumbing for an automatic washing machine, space for a tumble dryer, contemporary tiling, underfloor heating, an extractor fan, and a side facing double glazed window. A further double glazed door leads out to the garden. Internal doors lead to the Jack and Jill WC and kitchen.



LANDING 16'8" x 11'9" max, I shaped

A bespoke oak staircase with integrated side lighting ascends to a galleried landing, where you'll find a loft hatch, airing cupboard housing the upper-level underfloor heating manifolds and, similar to the the ground floor, the entire first floor also features underfloor heating. There is carpet flooring underfoot and internal doors lead to the bathroom and all double bedrooms.



BEDROOM ONE 17'8" x 13'11" max to rear of robes

An exceptional, front facing double room, offering spectacular panoramic views through a large double glazed window which also floods the room with natural light. There is underfloor heating an alcove ideal for wardrobes, and access to a stylish en suite shower room. An internal door leads to the landing.



EN SUITE 7'11" x 4'2"

There is a three piece suite in white consisting of an oversized walk in shower cubicle with overhead rain shower head and separate hose, wall mounted wash hand basin with mixer tap, push button W.C., porcelain tiling, Amtico flooring, chrome heated ladder towel radiator, inset ceiling spotlighting, extractor fan, and a double glazed window with obscure glass. An internal door leads to the master bedroom.

**BEDROOM TWO 15'11" x 10'9"**

Situated at the rear of the property and giving delightful views of the rear garden via the double glazed window, this superb second double bedroom has carpet flooring with underfloor heating and plenty of space for freestanding furniture. An internal door leads to the landing.



BEDROOM THREE 14'0" x 9'5"

This spacious front facing double room, again benefiting from double glazed windows with those amazing far reaching views, has carpet flooring with underfloor heating and plenty of space for freestanding bedroom furniture. An internal door leads to the landing.



BEDROOM FOUR 11'7" x 9'5"

Currently used as a snug/home office, this double bedroom sized room is also rear facing with a double glazed window giving those garden views and carpet flooring with underfloor heating. This is a flexible room for various lifestyle needs and an internal door leads to the landing



BATHROOM 11'11" x 6'4"

This luxurious space, boasting a five piece suite in white, includes a step in corner shower cubicle with overhead shower and concealed wall controls, panelled bath with central mixer tap, His & Hers sinks with overhead lighting and mixer taps, and a twin flush low level W.C. The room is beautifully finished with natural stone and porcelain tiling, chrome heated ladder rail, double glazed window with obscure glass, inset ceiling spotlights, and an extractor fan.



GARAGE AND PARKING 19'8" x 16'6"

Externally approached via a sweeping private driveway from Darton Lane, the property enjoys extensive off street parking leading up to a detached double garage with up and over doors, power, and lighting. Paved pathways and steps ascend to the beautifully elevated front garden.



GARDENS

To the front elevation, a large Indian stone paved terrace with glass balustrade takes full advantage of the spectacular panoramic views. The Indian stone pathway continues around the property, connecting the front, side, and rear. The landscaped front garden is laid to lawn and adorned with decorative planting and borders, with a secondary sun terrace also positioned to maximise the south-westerly sun.

To the rear, the garden is a true outdoor sanctuary, featuring a generous Indian stone patio, accessed from the bi-fold doors of the kitchen. Central steps with brick retaining walls lead to a lawned garden with rockery, decorative borders, and planting. A charming corner pergola sits on the first tier with further Indian stone seating, while a secondary staircase leads to a vegetable garden and an upper-level composite decked terrace, a perfect spot to enjoy sunshine and the far-reaching countryside views.





~ 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:
Garage and driveway

RIGHTS AND RESTRICTIONS:
Partially 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
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.

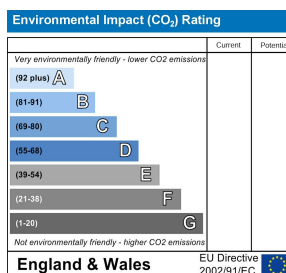
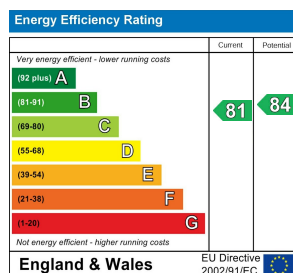
~ Paisley Mortgages ~

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. *

~ 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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