



IDEALLY LOCATED IN THIS SOUGHT AFTER MODERN DEVELOPMENT IS THIS SUPERBLY PRESENTED, DETACHED FOUR BEDROOM HOME. THE PROPERTY BOASTS AN AMAZING CINEMA ROOM, IMPRESSIVE DINING KITCHEN WITH FRENCH DOORS TO THE GARDEN, EN-SUITE TO THE MAIN BEDROOM, SEPARATE UTILITY ROOM AND CLOAKS, FOUR DOUBLE BEDROOMS, LOVELY REAR GARDEN AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND - D / ENERGY RATING - B

## LOBBY



You enter the property through a composite front door into this welcoming lobby with space to remove coats and shoes. Natural light is brought in via the glazing panel to the side of the door, there is tiled flooring and ceiling lighting. A staircase takes you to the first floor and internal doors leads to the lounge and cinema room.

**CINEMA ROOM 13'1", 150'11" x 8'1"**

An amazing additional space, wonderfully fitted out and currently used as a cinema room, however, there are multiple possibilities and uses. There is a fabulous entertainment wall featuring space for a large flat screen TV and cubby nooks with lights. There is a dual lighting system that is controlled by switch and virtual assistant. There is plenty of natural light brought in by the double glazed window to the front, carpet flooring, designer upright radiator and coving to the ceiling. The hi-tec room features in this room can be negotiated on, which include the large digital signage TV, Alexa with the light control and soundbar.

## LOUNGE 14'9" x 11'5" max



A generous sized and separate living room, bathed in natural light via the double glazed window to the front. There is plenty of space for freestanding living furniture, a wall mounted radiator and carpet flooring. There is also a very useful understairs storage cupboard having power. Internal doors leading to the kitchen diner and lobby.

## KITCHEN DINER 17'10" x 9'11"



A delightful space with the kitchen part having a good range of wall and base units, complimentary rolled worktops with matching splashbacks and one and a half bowl stainless steel sink with mixer tap. Integral appliances come in the form of the electric oven, ceramic hob with stainless steel extractor hood over, fridge freezer and dishwasher. Vinyl flooring runs throughout this part of the property and there is sufficient space for a decent size table and chairs in the dining area. There is a combination of inset spotlights and ceiling lights with natural light coming in from the double glazed window and French doors with double glazed side panels, which also give access to the rear garden. Internal doors lead to the lounge and utility room.

## UTILITY ROOM 5'3" x 5'3"



A very convenient room, located next to the kitchen and having matching units, worktop and splashbacks. There is a double glazed window with a garden outlook, vinyl flooring, wall mounted radiator and inset spotlights. There is plumbing for a washing machine, space for a dryer and internal doors leads to the kitchen and ground floor WC.

## CLOAKROOM 5'4" x 2'8"



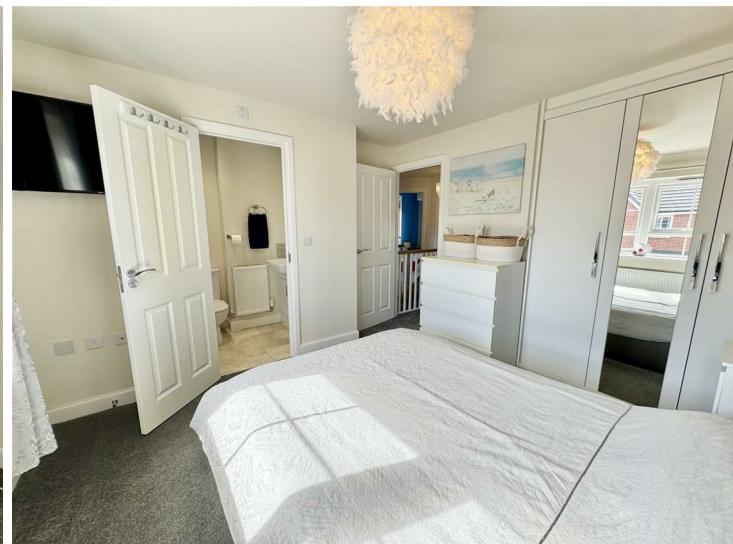
Handily located next to the utility room having a two piece suite consisting of a corner pedestal wash basin with mixer tap and low level WC. There is tiling to splashbacks, vinyl flooring and a wall mounted radiator. There is ceiling lighting and an internal door leads to the utility room.

## LANDING



Stairs ascend from the lobby to this split first floor landing having carpet flooring, a wall mounted radiator, carpet flooring, two storage cupboards and access to the loft. Internal doors lead to the bathroom and all bedrooms.

### **BEDROOM ONE 12'3" to rear of robes x 10'9"**



Good size main bedroom, situated at the front of the property and with plenty of natural light via the double glazed window. Fitted bedroom storage comes in the form of the triple wardrobe and there is also ample space for freestanding furniture. There is carpet flooring, pendant lighting and a wall mounted radiator. An internal door leads to the landing with another leading to the en suite.

**EN SUITE 7'8" including the shower x 4'1"**



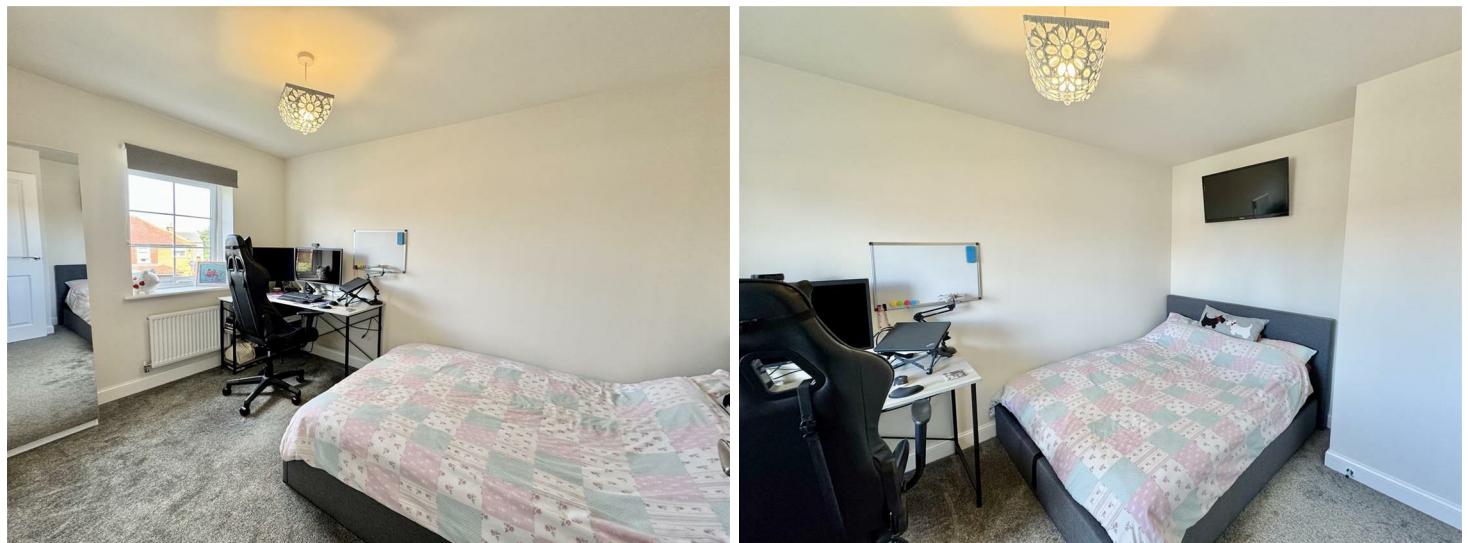
Having a three piece suite in white consisting of a tiled shower enclosure with thermostatic shower, vanity wash basin with cupboard, shelving and mixer tap and twin flush low level WC. There is tiling to splashback areas, vinyl flooring and inset ceiling spotlights. Heating comes from the wall mounted radiator, there is an extractor fan and shaver socket. An internal door leads to the bedroom.

## **BEDROOM TWO 12'9" x 8'9"**



Second double bedroom, again located at the front of the property with a double glazed window bringing in natural light. There is plenty of room for freestanding bedroom furniture, carpet flooring, pendant lighting and a wall mounted radiator. An internal door leads to the landing

## **BEDROOM THREE 12'4" x 7'5"**



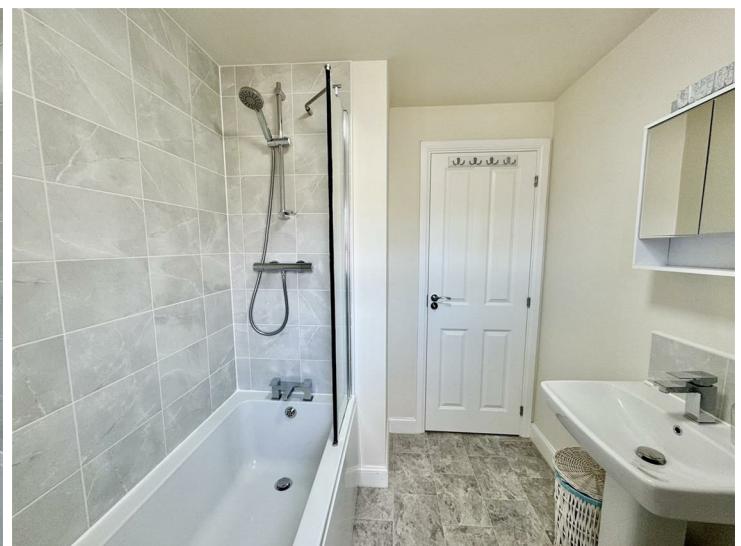
Third double bedroom, this time located at the rear of the property with the double glazed window giving pleasing views of the garden. There is sufficient space for freestanding furniture, carpet flooring, pendant lighting and a wall mounted radiator. An internal door leads to the landing.

## BEDROOM FOUR 12'1" x 8'4"



Fourth double bedroom, again located at the rear of the property with the double glazed window giving pleasing views of the garden. There is sufficient space for freestanding furniture, carpet flooring, pendant lighting and a wall mounted radiator. An internal door leads to the landing.

## BATHROOM 7'1" x 6'3"



Stylish house bathroom having a three piece suite in white consisting of a panel bath with thermostatic shower over and glass screen, pedestal wash basin with mixer tap and twin flush low level WC. There is a double glazed window with obscure glass, ceiling lighting, vinyl flooring, extractor fan and tiling on the wall to splash areas and the shower. An internal door leads to the landing.

## EXTERNALLY



There is driveway parking for numerous cars, side by side. Secure access to the side leads to the rear garden which is well proportioned and has a combination of patio and lawn. There is external power and water.

## **~ Material Information ~**

TENURE:  
Freehold

### ADDITIONAL COSTS:

Shared management costs for upkeep of communal areas including the park £195 p.a

### COUNCIL AND COUNCIL TAX BAND:

Barnsley D

### PROPERTY CONSTRUCTION:

Standard stone and block

### PARKING:

Driveway

### RIGHTS AND RESTRICTIONS:

None

### DISPUTES:

There have not been any neighbour disputes

### BUILDING SAFETY:

There have not been any structural alterations 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

### 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.

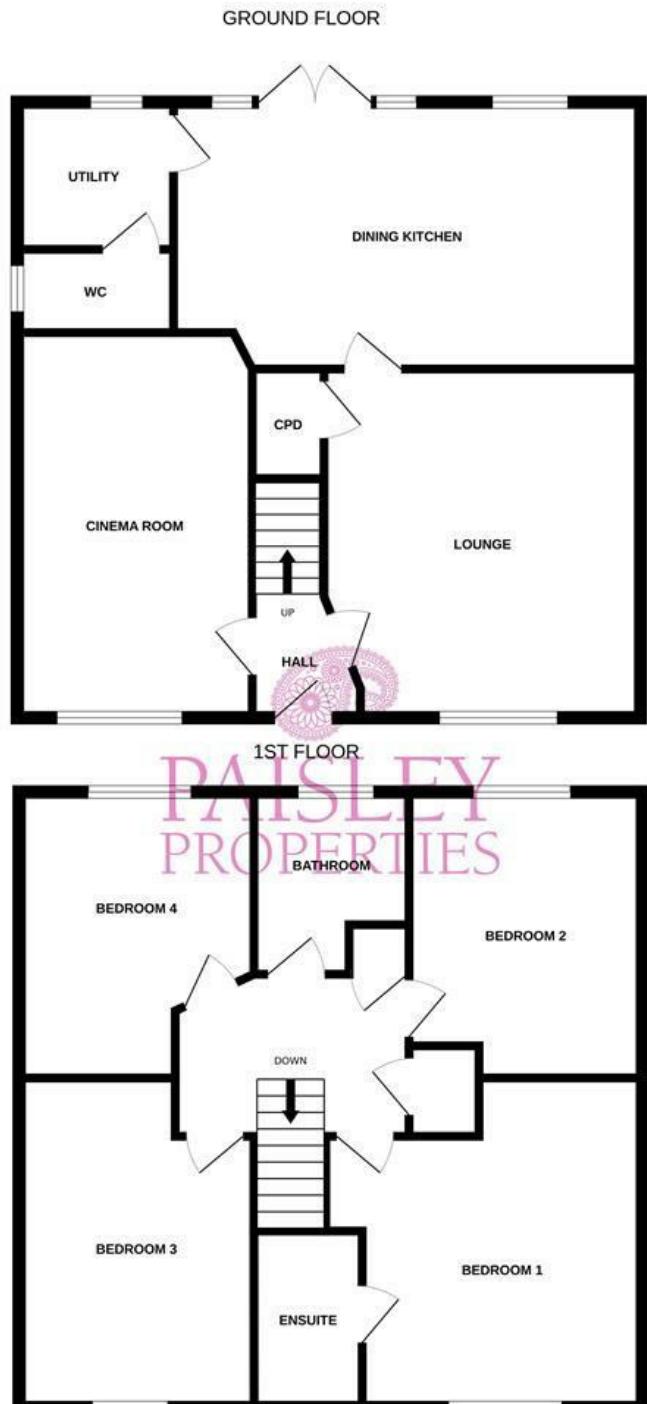
### **~ Paisley Mortgages ~**

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](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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	94	83

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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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