42 St. Andrews Drive, Darton S75 5LX

OFFERS IN THE REGION OF
£450,000















A GENEROUS SIZE, EXTENDED FIVE BEDROOM DETACHED FAMILY HOME PROVIDING EXCEPTIONAL LIVING ACCOMMODATION LOCATED IN THIS HIGHLY DESIRED DEVELOPMENT. THE PROPERTY BOASTS AN EXCEPTIONAL SEMI-OPEN PLAN GROUND FLOOR SPACE WITH LOUNGE, KITCHEN DINER, UTILITY ROOM AND ORANGERY PLUS A STUDY AND GROUND FLOOR BEDROOM. THERE ARE FOUR WELL PROPORTIONED BEDROOMS ON THE FIRST FLOOR, EN SUITE TO THE MASTER & FAMILY BATHROOM. THERE IS DRIVEWAY PARKING, A GARAGE AND A WRAP AROUND GARDEN. THERE IS ALSO PLANNING PERMISSION TO EXTEND FURTHER.

FREEHOLD / COUNCIL TAX BAND D/ ENERGY RATING: B

PAISLEY
PROPERTIES

HALL 13′2″ max x 3′1″ extending to 6′0″




You enter the property through a composite front door into the hallway extending out into the lobby giving plenty of space to remove coats and shoes. Initially the flooring is tiled and then changes to natural oak, a high quality flooring that continues throughout the house. A double glazed window to the side brings in natural light, there are LED inset lights and a wall mounted radiator. Glazed panel doors lead to the study, ground floor bedroom, ground floor WC and lounge, with the staircase taking you to the first floor.

GROUND FLOOR WC




A useful convenience having a two piece suite in white consisting of a wall mounted wash basin with mixer tap and drawer and twin flush close coupled WC. Natural light comes in from the double glazed window with obscure glass, there is partial tiling to the walls, a tiled floor and wall mounted radiator. An internal door leads to the hall.

STUDY 10'0" to rear of robes x 8'4" apx




Another useful extra room, currently a study however, as there are built in wardrobes, it could easily be an occasional bedroom. There is oak flooring, a wardrobe with sliding doors, a wall mounted radiator and door to the side of the property. A double glazed window to the front draws in natural light and a glazed internal door leads to the hall.

GROUND FLOOR BEDROOM 15'8" apx x 7'10" apx




Converted from part of the original garage, this double bedroom sized room and a variety of uses and would easily accommodate a good size double bed and freestanding bedroom furniture. There is oak flooring, inset ceiling spotlights with the double glazed window to the front bringing in natural light. A glazed internal door leads to the hall.

LOUNGE 12'9" apx x 12'9" apx





Well presented room with delightful touches such as the colour changing concealed lighting in the ceiling and LED lights in a uniquely designed curved wall. The oak flooring continues to flow through this room, there is a wall mounted radiator and the opening to the conservatory draws in natural light. Glazed panel double doors lead to the kitchen diner.



KITCHEN DINER 20′0″apx x 9′1″ apc





Excellent size kitchen diner with the kitchen part consisting of a good range of matching wall and base units, complimentary wood effect worktops, double sink and drainer with mixer tap and tiled splashbacks. Integral appliances include an eye level double oven, five ring gas hob with stainless steel extractor fan and dishwasher. There is space for an American style fridge freezer, space for a dining table and chairs, inset ceiling spotlights, a wall mounted radiator and oak flooring. The double glazed window to the rear gives views of the patio and the open access to the conservatory draws in additional natural light. An internal door leads to the utility room.



UTILITY ROOM 8'2" apx x4'7" apx
Another convenient room, separate to the kitchen and having a range of wall and base units, wood effect worktop, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. There is a tiled floor, space for an upright fridge freezer and ceiling lighting. the boiler is housed in the room and an internal door leads to the kitchen.

CONSERVATORY 22'7" apx x 10'5" max




Substantial additional space, completing the stunning ground floor layout. Having a glass roof bathing the area with natural light and double glazed windows overlooking the garden, the natural oak flooring continues to flow into this space, also linking the ground floor accommodation, there are two wall mounted radiators and an air conditioning unit, ensuring the room can be used all year round. There is open access to both the kitchen and lounge with French doors leading to the patio and garden.



LANDING





Stairs ascend from the lobby to this first floor landing again having oak flooring plus there are glass panel balustrades, allowing extra natural light to the area. There are inset ceiling spotlights, a useful storage cupboard, wall mounted radiator and a double glazed window to the side. There is access to the loft space and internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 13'5" apx x 9'0"





Good size main double bedroom with good storage having two double fitted wardrobes plus space for freestanding bedroom furniture. There is oak flooring, inset ceiling lighting, a wall mounted radiator and double glazed window to the front. Internal doors lead to the en suite and landing.

EN SUITE 6'5" apx x 5'6" apx





Stylish en suite having a three piece suite in white consisting of a tiled corner shower enclosure housing the thermostatic shower with rain shower over and separate hose, twin flush W.C and vanity wash basin with drawers and mixer tap. There is full height tiling to the walls plus low maintenance panelling to the shower, a chrome towel radiator, inset ceiling spotlights and tiled flooring. There is an extractor fan, a double glazed window with obscure glazing brings in natural light and an internal door leads to the bedroom.

BEDROOM TWO 10'3" apx x 9'1" plus wardrobe




Second double bedroom again with good storage having a built in double wardrobe. There is oak flooring, a wall mounted radiator, ceiling lighting and the double glazed window to the front of the property brings in natural light. An internal door leads to the landing.

BEDROOM THREE 9'7" apx x 8'1" apx




Third well proportioned bedroom again with oak flooring and the double glazed window giving far reaching views. There is space for freestanding bedroom furniture There is oak flooring, a wall mounted radiator, ceiling lighting and the double glazed window to the front of the property brings in natural light. An internal door leads to the landing.

BEDROOM FOUR 9'6" x 6'4"

Fourth bedroom, currently used as a walk in wardrobe but having space for freestanding bedroom furniture. The double glazed window gives far reaching views. There is oak flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

BATHROOM 6′2″ apx x 5′10″ plus shower





Modern house bathroom having a four piece suite in white consisting of a panel bath with mixer tap, thermostatic shower over and glass screen, separate shower enclosure with rain shower and separate hose plus vanity wash basin with mixer tap and a twin flush WC. There is a chrome ladder towel radiator, full height tiling to the walls plus the shower area, tiled flooring, inset ceiling spotlights and extractor fan. An internal door leads to the landing.

FRONT GARAGE AND PARKING



There is a lawn garden to the front with mature bushes, flower and shrubs, a driveway with parking for numerous cars leading to the attached garage plus side gated access to the rear garden.

GARAGE 11'7" apx x 8'8" apx
Part of the original double garage, this attached single has power, light and a roller garage door.

REAR GARDEN





Very mature rear gardens having a sunken lower level, private decking area, lawn, patio and an array of established trees, flowers, plants firs and shrubs.





MATERIAL INFORMATION MAPPLEWELL

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Extension with planning permission
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
Planning permission given for the two storey extension which is still valid, with the ground floor having been completed.
Planning reference number 2020/0940

*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
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 MAPPLEWELL
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.

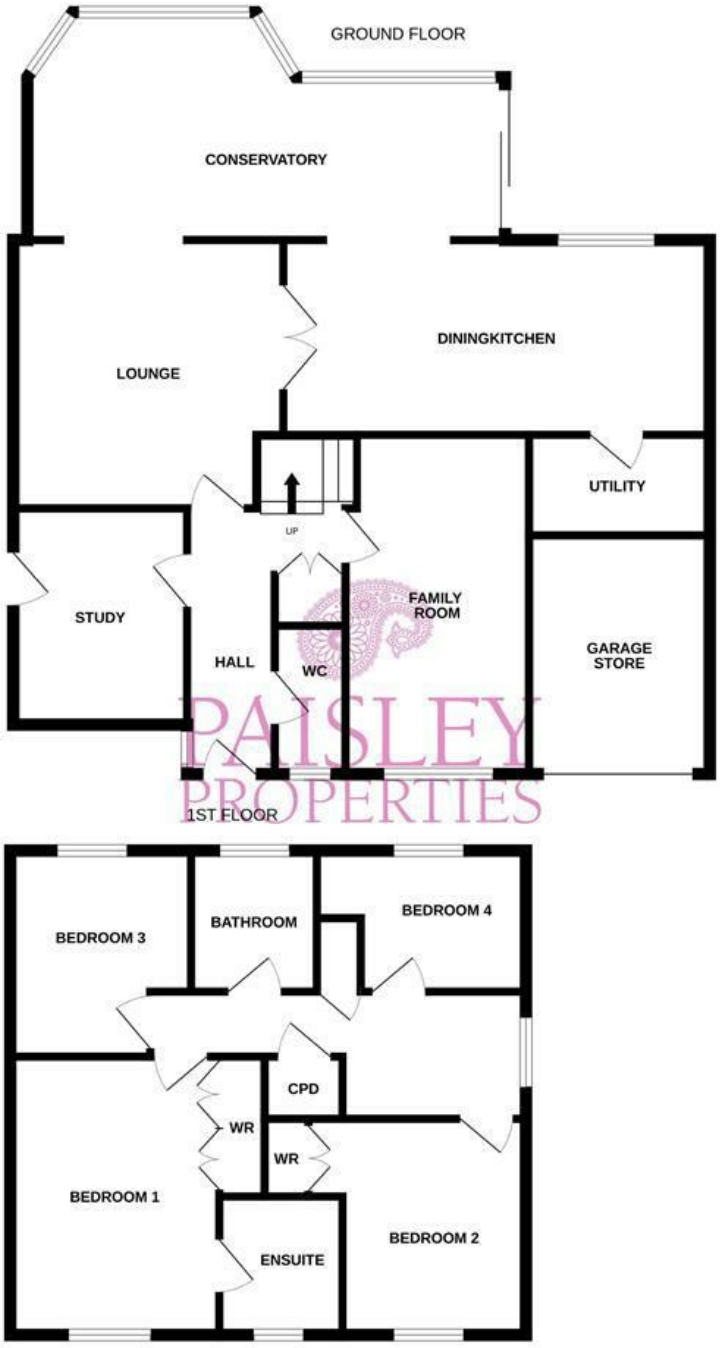
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

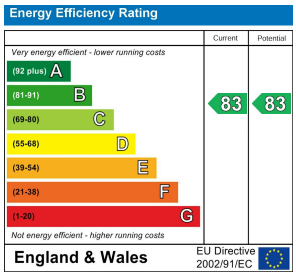
PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

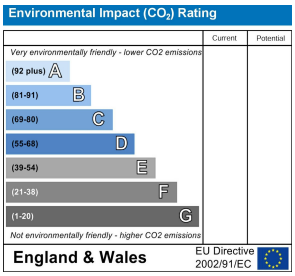
PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would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



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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