

28 Oaks Farm Drive,
Darton S75 5BZ

OFFERS AROUND
£450,000



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

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING TBC

PAISLEY
PROPERTIES

LOBBY

You enter the property via a double glazed uPVC door into the open porch, a good area to remove shoes and coats. There is laminate flooring and lots of natural light via the panel in the door and double glazed window. An opening leads to the hallway.

HALLWAY 12'7" x 6'2"



This spacious, light and airy space has laminate flooring, a wall mounted radiator, under stairs cupboard, pendant lighting and coving to the ceiling. Internal doors leads to the dining room, ground floor WC, kitchen and lounge.

GROUND FLOOR WC 5'4" x 2'7"



Convenient cloaks having a two piece suite in white consisting of a pedestal wash basin and low level WC. There is natural light coming in from the double glazed window which has obscure glass, vinyl flooring runs underfoot, there is ceiling lighting and half panelled walls. There is ceiling lighting and an internal door leads to the hallway.

LOUNGE 22'4" x 10'11"



Generous sized living room, bathed in natural light from the double glazed window to the front and patio doors to the rear, which take you to the patio and garden. The focal point of the room is the gas fire, there is laminate flooring, wall lights and two double radiators. There is coving to the ceiling and an internal door leads to the hallway.

DINING ROOM 15'0" x 8'5"



Multi functional room, currently set up as a dining room however with many potential uses. Located at the front of the property, the room has plenty of natural light via the double glazed windows to the front and side, there is laminate flooring underfoot, a wall mounted radiator and two pendant lights. There is coving to the ceiling and an internal door leads to the hallway.

KITCHEN DINER 18'0" x 8'11"



Fantastic space with the kitchen part having a great range of high gloss light grey wall and base units, complimentary marble effect worktops, inset 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, five ring gas hob with extractor fan over and dishwasher plus there is space for an upright fridge freezer. There is a matching breakfast bar, laminate flooring runs underfoot and two ceiling spotlights. The double glazed window overlooking the garden brings in plenty of natural light, there is a wall mounted double radiator and there is sufficient space for a dining table and chairs. A double glazed door leads to the side and large double glazed French doors lead to the conservatory.

CONSERVATORY 12'7" x 10'9"



Fabulous extra room having a solid base with uPVC double glazed windows giving extensive views of the garden. There is laminate flooring, a double radiator, power sockets and light. French doors lead to the garden and an internal door leads to the utility/gym.

UTILITY ROOM/GYM 15'4" x 9'4"



Another superb multi function room, currently set up for utility use and as a gym, but with many other potential uses including an office and potentially as a self contained room. There is a range of wall and base units with a cream finish, complimentary wood effect worktops, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. There is plumbing for a washing machine, space for a dryer and fridge freezer with natural light drawn in by the double glazed window to the side. There are two wall mounted radiators, vinyl flooring runs underfoot and there is sufficient space for freestanding furniture. Patio doors to the front bring in extra natural light and an internal door leads to the conservatory.

LANDING 14'9" x 6'2" plus recess



Stairs ascend from the hall to this sizeable, light and airy landing with natural light brought in via the double glazed window to the front. There is carpet flooring, a wall mounted radiator and access to the loft. Internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 14'2" max x 11'7" max



Lovely master double bedroom, situated at the front of the property with copious amounts of natural light drawn in by the double glazed window. There is excellent fitted bedroom furniture consisting of a triple wardrobe, double wardrobe and tallboy. There is carpet flooring, a wall mounted radiator and pendant lighting. Internal doors lead to the en suite and landing.

EN SUITE 5'0" x 4'11"



Beautifully refurbished en suite having a three piece suite in white consisting of a corner shower enclosure with thermostatic shower, vanity wash basin with storage and mixer tap and a twin flush close couple WC. The wall and tiled to full height, there is an extractor fan and inset ceiling spotlights. An internal door leads to the bedroom.

BEDROOM TWO 10'7" x 10'6"



Second double bedroom, again with a fantastic range of fitted wardrobes consisting of two double wardrobes, overhead storage, dressing table, drawers and bedside units. Located at the rear of the property, the double glazed window brings in natural light and provides excellent views of the garden. There is carpet flooring, a wall mounted radiator, pendant lighting and coving to the ceiling. An internal door leads to the hallway.

BEDROOM THREE 11'8" x 8'6"



Third double bedroom, this one at the front of the property and having plenty of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the hallway.

BEDROOM FOUR 10'5" x 8'7"



Fourth double bedroom, this time located at the rear of the property and sharing those great views of the garden via the double glazed window. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the hallway.

HOUSE BATHROOM 9'6" x 7'1"



Stylish house bathroom having a three piece suite in white consisting of a panel bath with thermostatic rain shower over with separate hose and glass screen, vanity wash basin with drawer and mixer tap and a twin flush low level WC. There is a double glass window with obscure glass bringing in natural light, vinyl flooring, inset ceiling spotlights and a towel radiator. There is a useful boiler cupboard and an internal door leads to the landing.

PARKING



Private secure double gates lead to the front block paved driveway giving parking for numerous vehicles in addition to the car port.

GARDEN



Magnificent rear garden space with so many areas for seating, relaxing or playing. There is a substantial patio area attaching to the property, a generous lawn area and at the bottom of the garden, a circular paved area to catch the evening sun. This superb private garden has wooded outlook, adding to the privacy and gives the garden a luxurious feel.



~ 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 Band E

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
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.

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 ~

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.

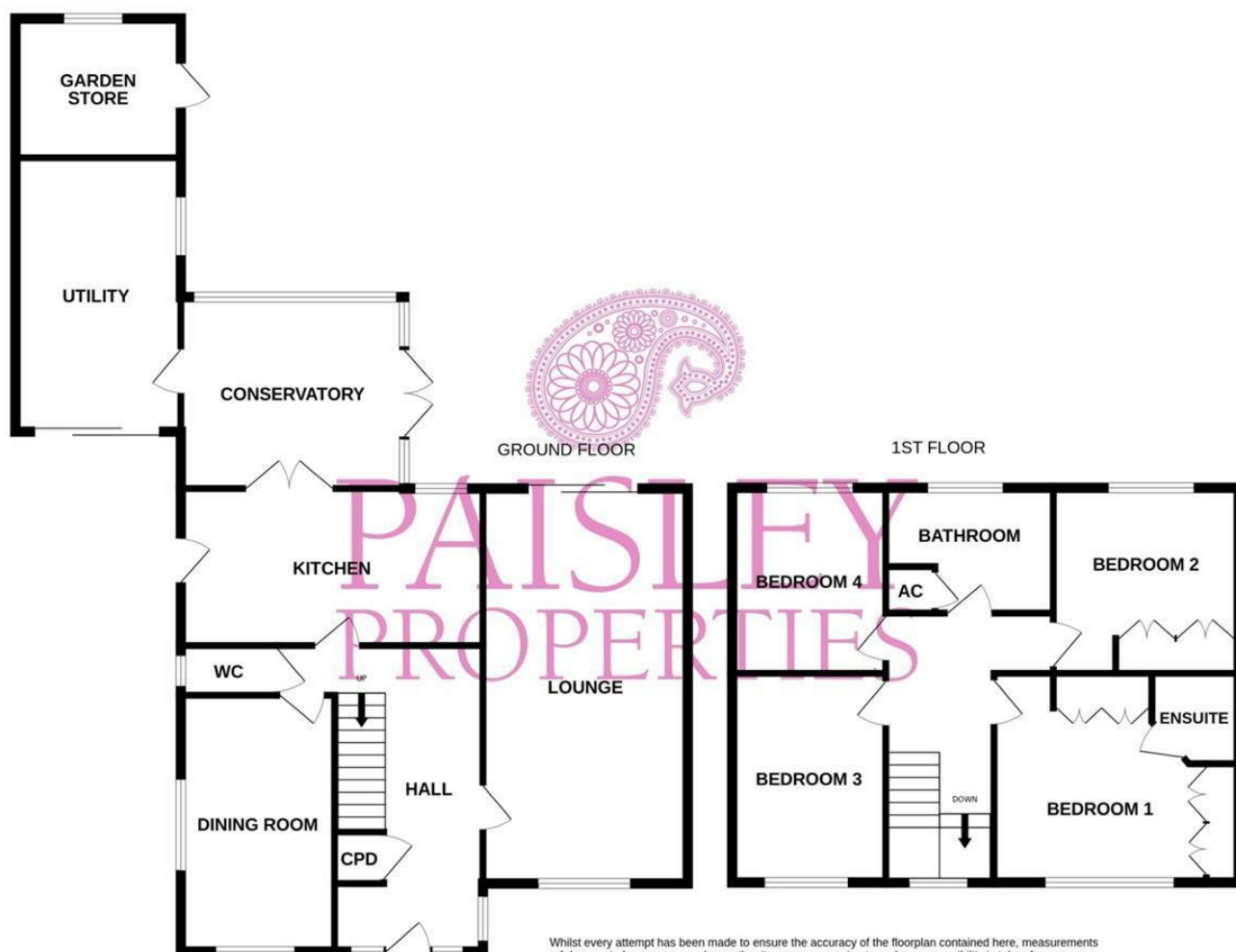
~ Paisley Mortgages ~

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.



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		
	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	71	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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PAISLEY
PROPERTIES