

29 Oaks Farm Drive,
Darton S75 5BZ

OFFERS AROUND
£435,000



THIS IMMACULATELY PRESENTED, EXTENDED THREE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT & FEATURES A WEALTH OF DELIGHTFUL TOUCHES PLUS SOLAR PANELS. THE PROPERTY BOASTS AN EXCEPTIONAL OPEN PLAN GROUND FLOOR SPACE WITH ACCESSIBILITY THE KEY, STUDIO ROOM WITH EN-SUITE & ORANGERY, THREE WELL PROPORTIONED BEDROOMS ON THE FIRST FLOOR & STYLISH BATHROOM. THERE IS PARKING FOR NUMEROUS CARS & THE GARAGE, TWO OUTBUILDINGS, A WRAP AROUND GARDEN & LARGE ROOF TERRACE ACCESSED VIA THE SECOND BEDROOM
FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING: TBC

PAISLEY
PROPERTIES

LOBBY



You enter the property through a composite door into this welcoming lobby that gives a first glimpse of the superb presentation this home has to offer. Natural light enters through the double glazed window, there is laminate flooring, a wall mounted radiator, ceiling lighting and coving to the ceiling. A carpeted staircase leads to the first floor, and an internal door leads to the lounge.

LOUNGE 15'9" max x 13'6" max



An impressively sized living room, again with wonderful presentation, and the start of the amazing ground floor accommodation. There is plenty of space for freestanding lounge furniture, natural light floods in via the double glazed bay window to the front and there is a useful understairs storage cupboard which also houses the electrics and solar panel controls. The focal point of the room is the log effect gas fire set on a wood effect tiled base with matching backing and wood surround with space for a TV next to this plus additional power sockets, extremely useful in this high tech age. There is laminate flooring, a wall mounted radiator with the space opening up to the kitchen diner and an internal door leading back to the lobby.

KITCHEN DINER 16'9" apx x 9'9" max



A room with two halves and multiple uses, the kitchen part, which was installed in 2022, has a good range of wall and base units, complementary solid wood work surfaces, matching splashbacks, and a one and a half bowl composite sink with mixer tap. Integral appliances include an electric oven, four ring gas hob with curved glass extractor over, upright fridge freezer and dishwasher plus there is plumbing for a washing machine. Laminate flooring runs underfoot which continue into the open space, suitable for a dining table and also designed to allow a wheelchair a full turn. There is a ceiling mounted 'natural light' ceiling light, and downlights, a double glazed window draws in natural light, and the boiler is mounted inside a matching kitchen cupboard. There is a sliding door leading to the Studio Room and openings lead to the lounge and separately to the Orangery.



ORANGERY 14'3" apx x 8'1" apx



One of the two extensions and another room with multiple uses, currently set up as a dining area. The high pitched ceiling, automated Velux windows, two double glazed window and French doors flood the space with natural light. There are two wall mounted radiators, inset ceiling spotlights, laminate flooring and the French doors lead to the patio. An opening takes you back to the kitchen diner.

STUDIO ROOM 15'8" max x 12'0" max



The second extension has been designed for multi-generational use although, there are numerous other uses such as an artist/photography studio, beauty/therapy room, or any work from home office or additionally it could be used as a ground floor bedroom. With the addition of the accessible en-suite, this would make a perfect self contained area with a few modifications and is an exceptional addition to the property. There is laminate flooring, three wall mounted radiators, two ceiling lights, built in desks and units with the three double glazed windows bathing the area with natural light.

EN SUITE 7'10" apx x 4'11"



An excellent addition having a three piece suite in white consisting of a low rise wall mounted wash basin, ideal for wheelchair users; with mixer tap, panel bath with mixer tap and shower attachment and twin flush low level WC. There is full tiling on the floor and walls, a double glazed window with obscure glass brings in natural light, there is a chrome towel radiator, shaver socket, and ceiling light. A sliding door leads to the Studio Room.



LANDING 8'3" apx x 3'8" plus stairs



Stairs ascend from the lobby to this first floor landing having carpet flooring, ceiling lighting, and a double glazed window to the side. There is access to the loft space, a storage cupboard has useful space and includes a towel radiator, and internal doors lead to the bathroom and all bedrooms.

BEDROOM ONE 15'1" max to rear of robes x 9'4" apx



The first of three well-proportioned first floor bedrooms, this one is a double with a good range of fitted wardrobes to one wall, wall mounted radiator, ceiling lighting and a combination of carpet and laminate flooring. The double glazed window gives terrific far reaching views and brings in the natural light. An internal door leads to the landing.

BEDROOM TWO 10'7" apx x 9'4" max to rear or bookcase



The second double bedroom is currently used as an office, however, there is plenty of space for a bed and bedroom furniture. The main feature of this room is the French doors that lead to the substantial roof terrace, making this room unique. There is carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads back to the landing.

ROOF TERRACE 17'5"apx x 12'7" apx



A spectacular space, accessed via the second bedroom and joins the inside and outside space perfectly. There is tiling underfoot, outside wall lights and external power points.



BEDROOM THREE 9'2" max to rear of robe x 7'2"



A well-proportioned third bedroom, located at the front of the property with the double glazed window giving excellent far reaching views and bringing in natural light. There is a lovely, period style built in tallboy wardrobe, laminate flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

BATHROOM 7'9" apx x7'0" apx



A stylish bathroom having a three piece suite in white consisting of a panel bath with side mixer taps, electric shower over, and bi-fold shower screen, pedestal wash basin, with mixer tap, and twin flush low-level WC. There is a towel radiator, full tiling to the walls and floor, inset ceiling lighting, a shaver socket and extractor fan. A double glazed window with obscure glass brings in natural light and an internal door leads to the landing.

EXTERNALLY



Occupying an elevated corner plot complete with far reaching views, the wrap around garden provides more than ample outside space in addition to the two outside stores. The rear patio that gets the morning and afternoon sun, ensuring there is always somewhere for that morning coffee or evening glass of wine on the terrace. There is an abundance of parking on the driveway, with space for numerous cars and has previously stored a campervan. This leads to the semi-detached garage, and the outside is complemented by the roof terrace that is attached to the second bedroom. There are secure steel gates which, in addition to the security system and cameras, give that extra peace of mind.





GARAGE/WORKSHOP 17'7" apx x 8'9"

First of four extremely useful outside structures, all of them adding the functionality of the property and also adding to the potential. It has it's own power, light, tap plus, as it has a pitched roof, plenty of storage and conversion options.

OUTSIDE STORE ONE 11'6" irregular shape x 10'0" max



The garden has been well designed with wildlife and nature in mind, rather than simply creating a formal space. This second building was created to be used as a bar, with water power and light already supplied, giving the new owners flexibility of use and lots of potential.

OUTSIDE STORE TWO

Another of the outside structures, again with many uses and adding to the storage capabilities externally. There are power sockets and light.

SHED

Finally a wooden shed with light is at the top of the garden, ideal for a tool store.

CONNECTIVITY AND WORKING FROM HOME

The home has been set up with working from home and technology in mind. Every room is networked and has satellite cable connections, plus there is an abundance of power sockets, especially in the lounge, where there are extra sockets and data points, behind where the TV would sit. The connectivity, additional rooms and garden spaces mean the house works particularly well for people working from home, running a small business, gaming, creating or simply needing several different spaces for multiple members of the family.

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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Two extensions to the property in 2022, new windows in 2022, soffits and fascias replaced in 2024, recently installed boiler with service history, updated electrics including the outbuildings, owned solar panels, EV charging point, automated Velux windows in the Orangery.
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 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.

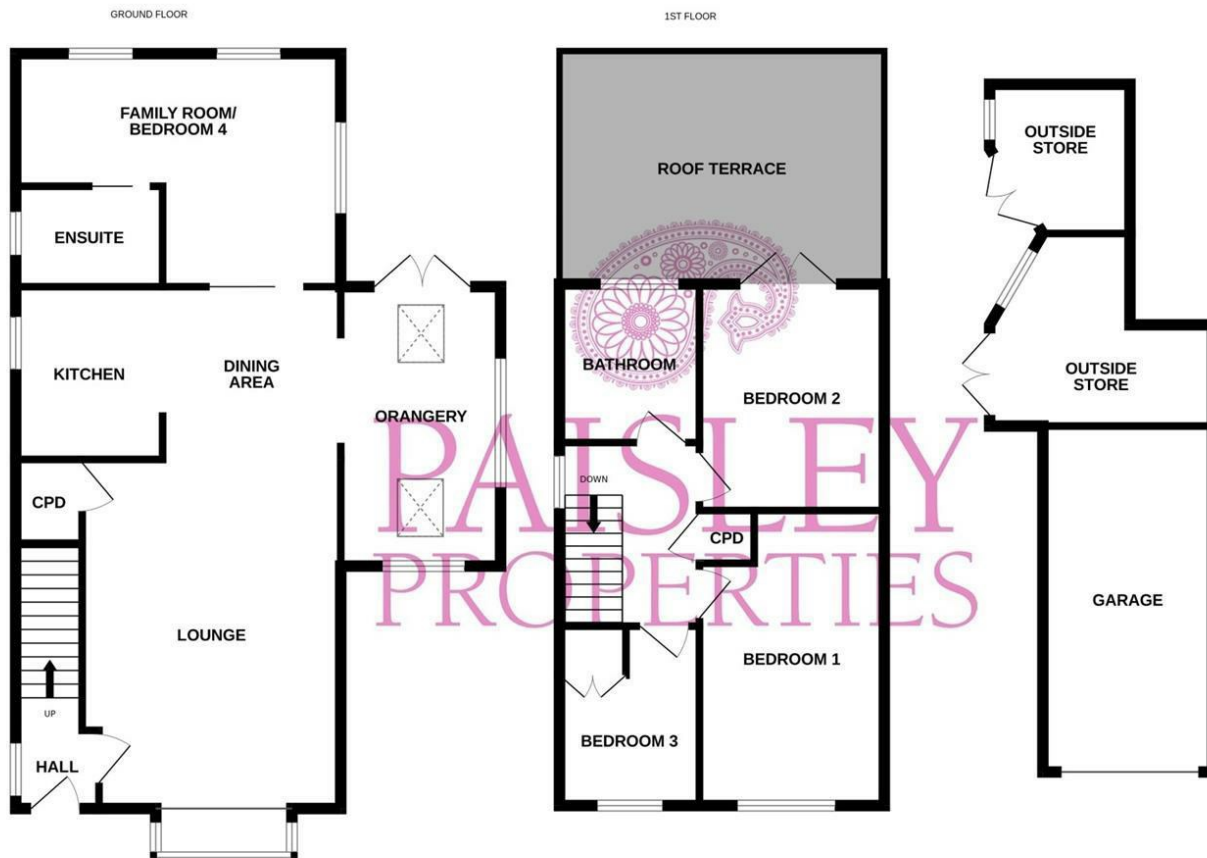
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if 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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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		89	90
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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