



THIS IMMACULATED PRESENTED THREE BEDROOM DETACHED FAMILY HOME IS BEAUTIFULLY FINISHED THROUGHOUT AND POSITIONED ON A DESIRABLE CUL-DE-SAC IN HIGHLY DESIRED MAPLEWELL. THE PROPERTY BOASTS AN EXCEPTIONAL ORANGERY EXTENSION TO THE KITCHEN, THREE DOUBLE BEDROOMS WITH THE MASTER HAVING AN EN SUITE, GARAGE, PARKING AND GARDEN PLUS MANY REFURBISHMENTS.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING: D

PAISLEY  
PROPERTIES

**HALL 14'4" x 3'4"**

You enter the property through a composite front door into this impressive hallway having solid wood flooring and plenty of natural light coming from the leaded effect panel in the door. There is a wall mounted radiator, storage cupboard and a staircase leading to the first floor. Internal doors lead to the lounge, kitchen, ground floor WC and dining room.

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

Useful ground floor cloaks having a two piece suite in white consisting of a vanity wash basin with storage and mixer tap and low level WC. There is tiling to splash areas, an extractor fan, a wall mounted radiator and vinyl flooring.

## DINING ROOM 10'2" into bay x 9'2"



Functional room with multi purpose use, currently set up as a formal dining room, located off the hallway and bathed in natural light from the double glazed bay window to the front. There is carpet flooring underfoot, ceiling lighting, a wall mounted radiator and glazed double doors leading to the hallway.

## LOUNGE 13'8" x 10'9"



Generous sized living room, illuminated by masses of natural light from the double glazed French doors which take you to the garden plus side double glazed panels. The focal point of the room is the gas fire set on a marble base with marble back and wood surround. There is carpet flooring underfoot, a wall mounted radiator, dado rail, coving to the ceiling and ceiling lighting. An internal door leads to the hallway.

## BREAKFAST KITCHEN 10'3" x 10'0"



First part of this magnificent space incorporating the substantial orangery, the kitchen part having a range of wall and base units with a cream gloss finish, complimentary wood effect worktops, matching splashbacks with tiling to splash areas, inset stainless steel sink with mixer tap. There is a breakfast bar area and the integrated appliances include an eye level double oven, ceramic hob with stainless steel and glass extractor hood over and dishwasher. There is space for an upright fridge freezer, wood flooring, ceiling spotlights and wall mounted radiator. An internal door leads to the hallway and an large opening takes to you the orangery.

## ORANGERY 11'3" x 9'7"



Fantastic addition, this substantial orangery has many potential uses and is flooded with natural light via the double glazed window and roof. Very usable all year round courtesy of the wall mounted radiator, the wood flooring flows beautifully from the kitchen area and there is a touch of class with the ceiling fan and light. French doors take you to the garden and there is added privacy with one side having screening to the window and roof. There is a curtain that can be drawn across the gap, closing off the kitchen to the orangery if required.



## UTILITY ROOM 5'5" x 4'9"



Useful extra room having matching wall units, worktop and splashbacks to the kitchen. There is a double glazed door to the side, complete with cat flap, bringing in natural light, vinyl flooring and a wall mounted radiator. There is plumbing for a washing machine, space for an under counter freezer, ceiling lighting and extractor fan.

## LANDING



Stairs ascend from the hall to this gallery style landing having carpet flooring, a wall mounted radiator and double glazed window to the side. There is access to the loft, coving to the ceiling and pendant lighting. Internal doors leads to all bedrooms and the house bathroom.

## **BEDROOM ONE 14'7" x 11'8" including en suite**



Lovely main double bedroom, situated at the front of the property with plenty of natural light coming in via the double glazed window. There is excellent storage option having fitted wardrobes with sliding mirror doors in addition to the space for free standing bedroom furniture. There is carpet flooring, a wall mounted radiator and pendant lighting. Internal doors lead to the en suite and landing.

## **EN SUITE 7'11" x 4'11"**



Convenient wash facility, having a three piece suite in white consisting of a tiled shower enclosure with thermostatic shower having overhead rain shower and separate hose, pedestal wash basin and low level WC. There is vinyl flooring, a wall mounted radiator, ceiling lighting and an extractor fan. The double glazed window with obscure glass brings in natural light and an internal door leads to the bedroom.

## **BEDROOM TWO 11'8" x 10'0" plus wardrobe**



Second double bedroom, this time located at the rear of the property with the double glazed window giving views of the garden and giving a glimpse of the secluded outlook. Similar to the main bedroom, there is good storage options having a fitted wardrobe with sliding mirror doors plus plenty of space for free standing bedroom furniture. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

## **BEDROOM THREE 10'4" x 9'8"**



Third well proportioned bedroom, again located at the rear with the view of the garden through the double glazed window. There is plenty of space for freestanding bedroom furniture and is currently set up as an office. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.

## **BATHROOM 7'11" x 7'1"**

Stylish bathroom having a three piece suite in white consisting of a wood panel bath with mixer tap and shower attachment, pedestal wash basin and low level WC. There is wall tiling to splash areas, a wall mounted radiator, vinyl flooring, ceiling lighting and an extractor fan. The double glazed window with obscure glass brings in natural light, there is a good size storage cupboard housing the boiler and an internal door takes you to the landing.

**GARAGE AND PARKING 15'7" x 8'2"**



There is parking to the front for three side-by-side cars plus the attached garage. The garage has power, light and additional high level storage.

## REAR GARDEN



Secure gated side access leads to the delightful rear garden, having a good size patio area and elevated lawn with pebble areas which have hardstanding under if a shed was needed. Not overlooked to the rear, this is a lovely space to relax and unwind and is perfect for entertaining. There are garden lights, an outside tap and external power socket.





## **~ 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 D

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Garage and 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.

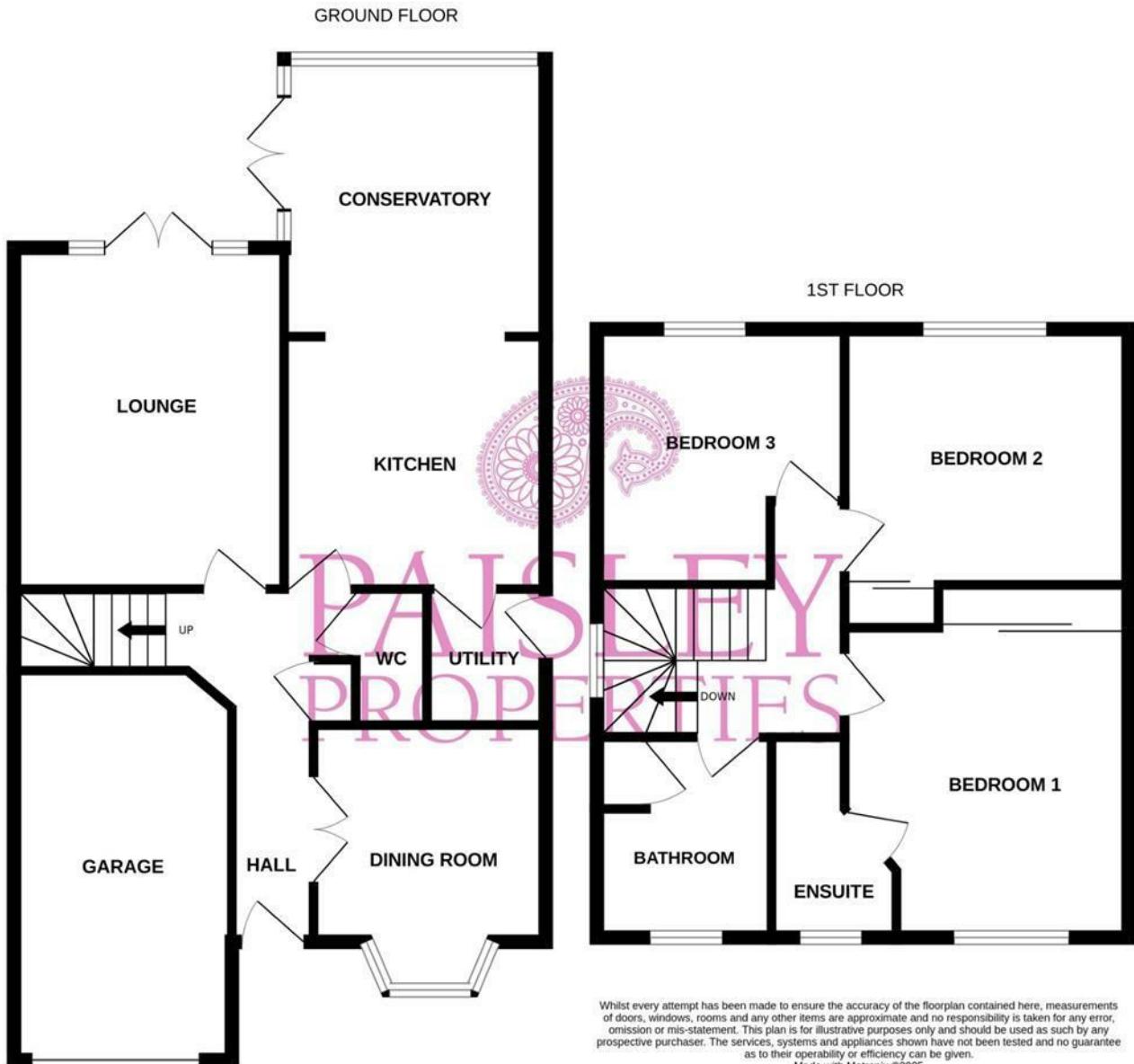
### **~ Paisley Mortgages ~**

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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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