

22 The Pastures,
Royston S71 4RQ

OFFERS AROUND
£400,000



SUBSTANTIAL, MODERN FOUR DOUBLE BEDROOM DETACHED PROPERTY WITH SOLAR PANELS, EXCEPTIONAL LIVING/KITCHEN/DINER, SIZEABLE LOUNGE WITH CONTEMPORARY SOLID FUEL BURNER, SEPARATE UTILITY ROOM, EN-SUITE TO MASTER BEDROOM, DOUBLE GARAGE, OFF ROAD PARKING FOR MULTIPLE VEHICLES AND EXTENSIVE PATIO AREAS AND GARDEN AREAS WITH ENCLOSED DECKING AREA AND BAR.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALL 9'10" x 8'9" including stairs

You enter the property through a modern steel door into this impressive hall with plenty of space to remove coats and shoes and having a tiled floor, inset ceiling spotlights, single radiator and tall double glazed panel window aside the front door bringing in natural light. Varnished wood stairs lead to the first floor landing and internal doors lead to the lounge and kitchen.



WC CLOAKS 6'0" x 30'11"

Very useful cloakroom, especially when entertaining, having a twin flush low level WC, pedestal wash basin, single radiator and tiled splashbacks. The tiling on the floor continues from the hall, there is an extractor fan and an internal door leads to the hall.



LOUNGE 23'1" x 11'4"

Hugely impressive living room, attractively presented and plenty of space for family living and entertaining. There is an engineered wood floor, contemporary solid fuel burner and a feature wall with stone effect tiles. There are large double glazed windows to front and French doors to the rear bringing lots of natural lights, both having fitted shutters, two modern light fittings and two designer upright radiators. An internal door leads to the hall.



KITCHEN DINER 13'0" x 11'11"

Designed and laid out impressively by the current owners, having an excellent range of modern matching wall and base units with a 'Zebrano' gloss finish, granite worktops with inset one and a half bowl sink and mixer tap with matching splashbacks. There is an excellent range of integral appliances including oven, combination microwave, gas hob and stainless steel extractor hood over. There is upright fridge freezer, drinks fridge and dishwasher too, still leaving plenty of cupboard space. There are inset spotlights to the ceiling, LED plinth lights, double radiator and a tiled floor. There is a double glazed window looking out to the garden and bringing in natural light and an open double doorway to the dining space. Internal doors lead to the hall and utility room.



DINING AREA 10'9" x 9'3"

Useful space, currently the dining area however there are many potential uses. There is a large double glazed window to the front flooding the space with light, tiled flooring continuing from the kitchen, pendant lighting and double radiator. An internal door leads to the hall and an open doorway to the kitchen.



UTILITY ROOM 7'8" x 6'0"

Situated off the kitchen, this useful space has modern matching wall and base units with a high gloss white finish, wood effect worktops and plumbing for a washing machine. There is a tiled floor, inset ceiling spotlights and single radiator. An external steel door leads to the garden and an internal door leads to the kitchen.



LANDING 17'3" x 7'0" including stairs

Spacious galleried landing having the wood flooring continuing from the stairs and large double glazed window to the front bringing in plenty of natural light. There is a boiler cupboard, two pendant lights and access to the loft. Internal doors leads to all bedrooms and the house bathroom.



BEDROOM ONE 14'4" x 13'7" to rear of robes including en suite

Fabulous master bedroom, delightfully presented having a fitted triple wardrobe with sliding mirror doors and inset ceiling lights directly outside, wood flooring and two double radiators. There is plenty of natural light brought in via the tall double glazed window and internal doors lead to the en suite and landing.



EN SUITE 5'11" x 5'8"

First of two showers on this floor, the second being in the bathroom and having a tiled shower enclosure with bi-fold doors and thermostatic shower, twin flush low level WC and pedestal wash basin. There is a chrome ladder towel radiator, insert ceiling spotlights, tiling on the walls to dado height, a tiled floor and extractor fan. An internal door leads to the bedroom.



BEDROOM TWO 11'6" to rear of robes x 9'4"

Second double bedroom, located at the rear of the property with the double glazed window overlooking the garden and giving views over the nearby allotments and beyond. There is a fitted double wardrobe with sliding doors, laminate flooring and single radiator. An internal door leads to the landing.



BEDROOM THREE 11'3" x 9'3"

Again situated at the rear of the property, this double bedroom has views of the garden and beyond. There is laminate flooring, coving to the ceiling, a single radiator and pendant lighting. An internal door leads to the landing.



BEDROOM FOUR 10'11" to rear of robes x 8'4"

The last double bedroom, situated at the front of the property and once again with fitted double wardrobes with sliding doors. The natural light is brought in via the large double glazed window to the front, there is laminate flooring and a wall mounted radiator. There is pendant lighting and an internal door leads to the landing.



HOUSE BATHROOM 9'10" x 4'9"

Good size house bathroom having a four piece suite consisting of panel bath, twin flush low level WC, pedestal wash basin and separate tiled shower enclosure with bi fold doors and thermostatic shower. There is a chrome ladder towel radiator, inset spotlights, extractor fan and shaver socket, also useful for charging an electric toothbrush. Tiling on the walls is to dado height plus splash areas, there is a tiled floor and a double glazed window with obscure glass. An internal door leads to the landing.



FRONT GARDENS

Tucked away in a corner, this property has excellent outside space. To the front there is parking for numerous vehicles and a double garage, two areas of lawn with artificial grass and a path to the front door, with secure side access to the rear garden.



GARAGE 18'0" x 18'9"

Double garage with power sockets, light and space for two vehicles. Having it's own roof and, considering the size, there is potential to convert.

REAR GARDENS

Generous rear garden, plenty of space and having patio areas, a circular lawn with artificial grass, mature plants and shrubs with the stand out features being the enclosed decked seating and entertaining area plus the bar.



ENCLOSED DECKED PATIO 11'6" x 9'7"

This is the open part of the entertainment are which also includes the bar/snug. Steps lead up and down to the lawn and a glazed door leads to the bar/snug.



BAR 9'6" x 9'5"

A definite major feature that the package of this property provides. There are two glazed windows bringing in natural light and although it is currently set up as a bar/snug, there are so many potential uses. There is power, light and a glazed door leads to the enclosed decking area.



~ Material Information ~

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: Annual green belt fee of £183.26 for communal parts

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley E

PROPERTY CONSTRUCTION: Brick and block

PARKING: Drive and double garage

UTILITIES:

- *Water supply & Sewerage- Mains

- *Electricity & Gas Supply - Mains

- *Heating Source - Mains gas

- *Broadband & Mobile - FTTP

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic mining area

~ 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.

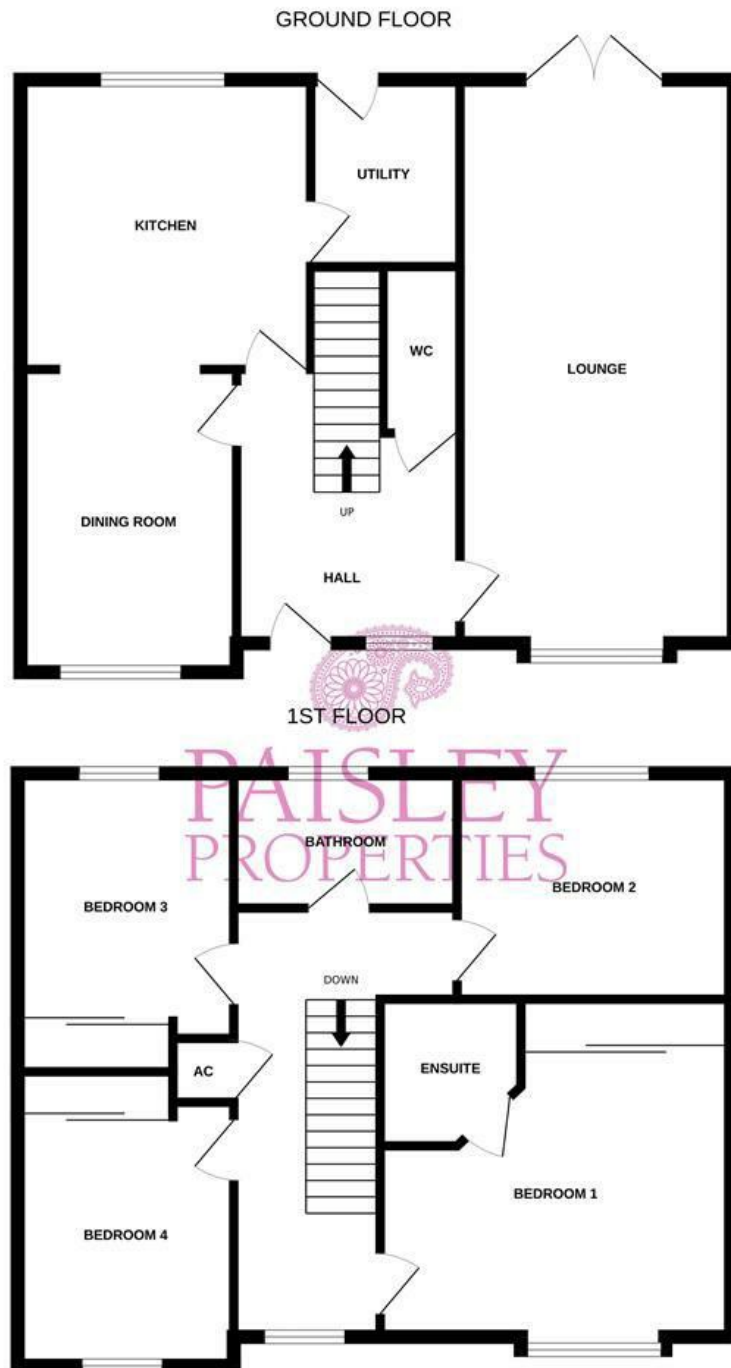
~ Paisley Mortgages ~

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		90	91
(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	
			

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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