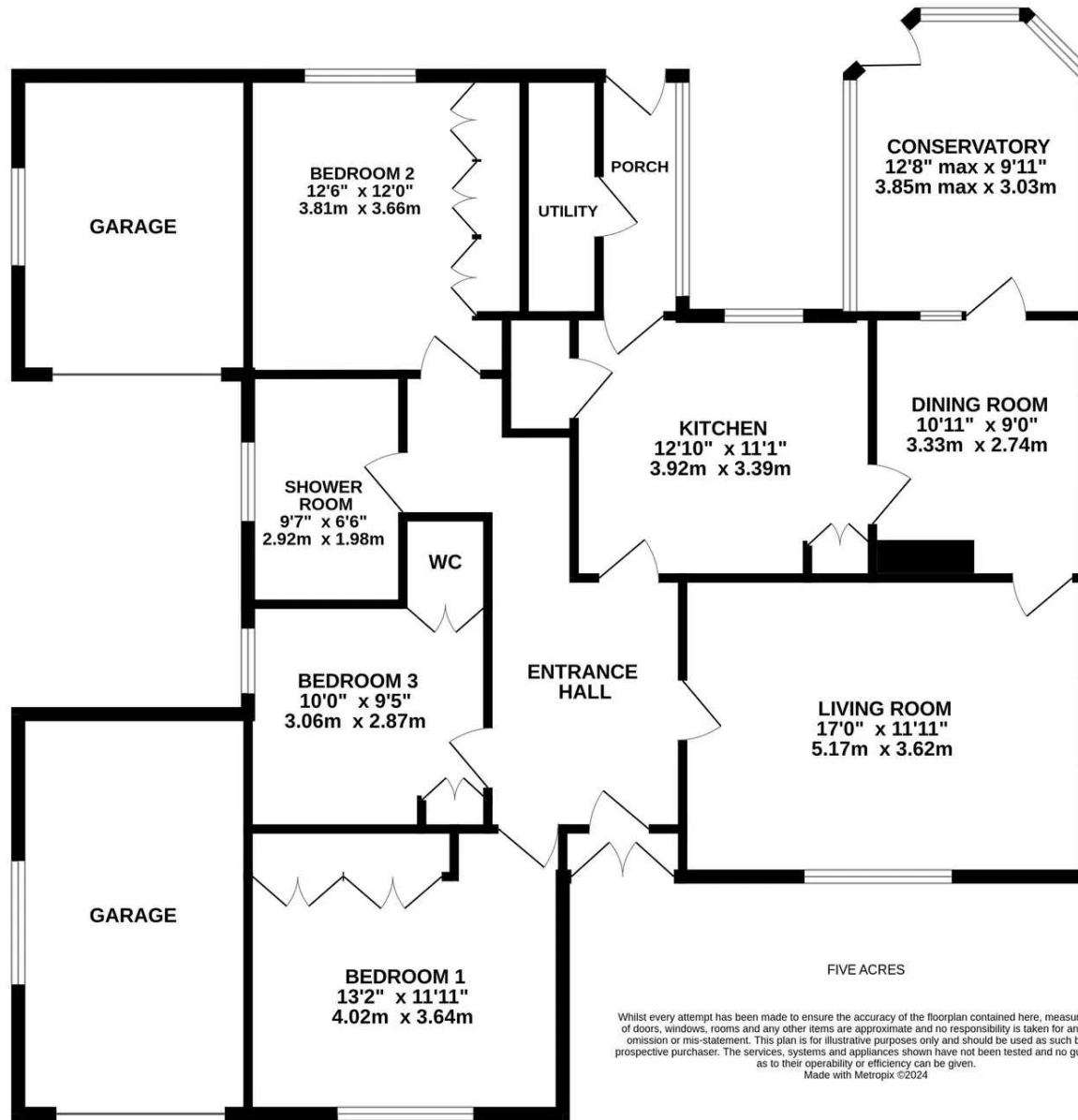




Rowandell, Five Acres

Cawthorne, Barnsley

Offers in Region of **£450,000**



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Rowandell, Five Acres

Cawthorne, Barnsley

A VERY WELL PROPORTIONED THREE BEDROOM DETACHED TRUE BUNGALOW LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY REGARDED VILLAGE. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THIS HOME OFFERS A WEALTH OF SINGLE STOREY ACCOMMODATION ON A GENEROUS PLOT WITH GARDENS TO THE FRONT AND REAR AND TWO GARAGES. THE ACCOMMODATION BRIEFLY COMPRISES; Storm porch, entrance hallway, living room, dining room, conservatory, breakfast kitchen, rear porch, utility, three bedrooms and shower room. Externally, to the front is a garden with a gated driveway providing off street parking which leads to the garage and further garage beyond. To the rear is a lovely lawned garden with an array of plant life. The EPC rating is D-64 and the council tax band is E.





ENTRANCE

Entrance gained via twin uPVC and obscure glazed doors into the storm porch. A timber and glazed door then opens through to the entrance hallway.

ENTRANCE HALLWAY

With two ceiling lights, central heating radiator and access to the loft via a hatch. Here we gain entrance to the following rooms.

KITCHEN

A fitted kitchen with a range of wall and base units in a wood effect with composite worktops, matching upstand and breakfast bar seating area. There is an integrated electric NEFF oven with a four burner electric hob, plumbing for a dishwasher, sunken sink with chrome mixer tap over, ceiling light, central heating radiator and uPVC double glazed window to the rear. A door opens through to the pantry, which offers storage and provides space for further appliances.

LIVING ROOM

A well proportioned principal reception space, positioned to the front of the home and enjoys natural light gained via double glazed windows to both front and side elevations, this is supplemented by four wall lights. The main focal point of the room is an electric fire sat within an ornate surround, there is coving to the ceiling and two central heating radiators. The room is accessed from the entrance hallway and the dining room.

DINING ROOM

Accessed from the kitchen as well as the living room, this versatile space has ample room for a dining table and chairs. There is ceiling light, coving to the ceiling, central heating radiator and double glazed window to the side.





CONSERVATORY

An addition to the home offering a further reception space and having uPVC double glazing to the three sides with doors giving access out. There is wall light, power and central heating radiator.

REAR PORCH

An addition to the home with double glazed windows and aluminium double glazed doors giving access to the rear garden. There is a wall light and central heating radiator.

UTILITY

Here find the boiler and also plumbing for a washing machine.

BEDROOM ONE

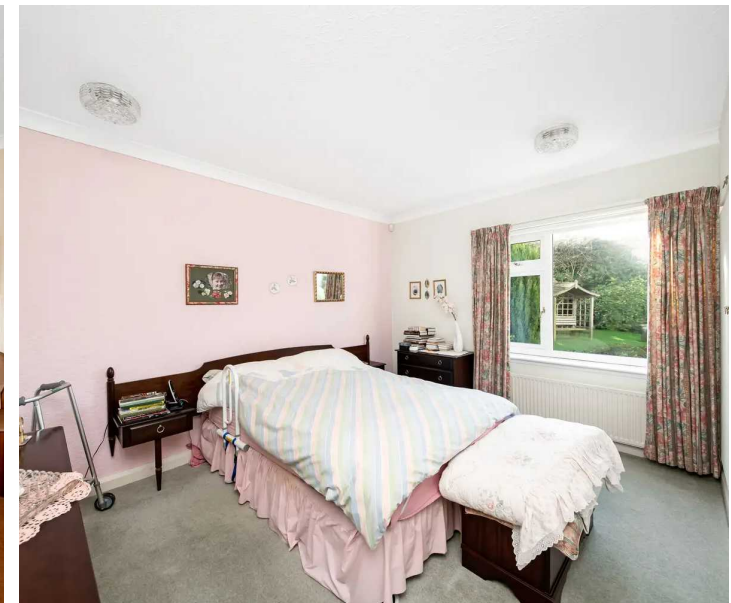
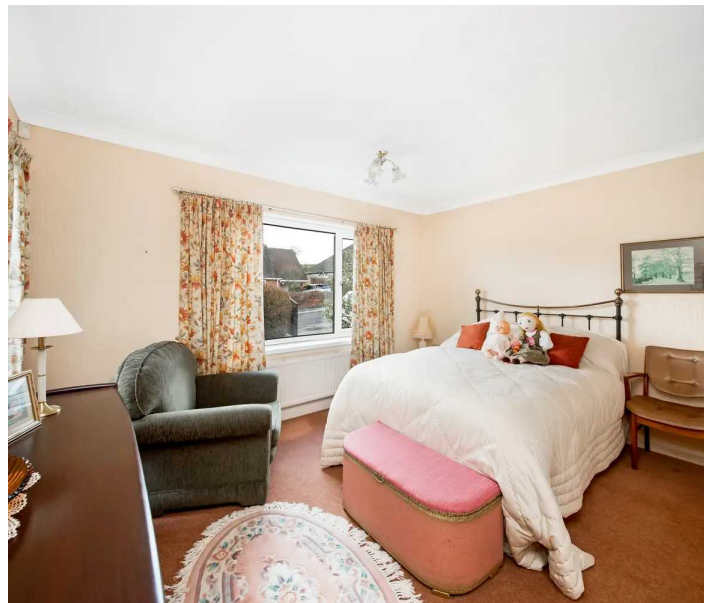
A front facing double bedroom, with uPVC double glazed windows to the front and side. There is ceiling light, coving to the ceiling, bank of fitted wardrobes and a central heating radiator.

BEDROOM TWO

A further double bedroom, positioned to the rear of the home and again enjoying a bank of fitted wardrobes, two ceiling lights, coving to the ceiling and central heating radiator.

BEDROOM THREE

A further well sized bedroom, currently used as a music room. There is a door opening to the W.C., ceiling light, central heating radiator and double glazed window to the side.







SHOWER ROOM

A well sized shower room comprising a four piece sanitary ware suite in the form of close coupled W.C., bidet with chrome taps, pedestal basin with chrome taps over and shower enclosure with Mira mains fed shower within. There is ceiling light, part tiling to the walls, towel rail/radiator and obscure double glazed window to the side.

OUTSIDE

To the front of the home an iron gate opens onto a block paved path which leads to the front door and flanked by lawned spaces with perimeter flower beds containing various plants and shrubs and bordering stone walling. Twin iron gates then open onto the block paved driveway, providing off street parking which leads to the attached garage which is accessed via an up and over door and provides further off street parking and storage. A gate to each side in turn leads to the rear garden, behind the first garage there is a low maintenance space beyond which is access to the second garage via an up and over door. To the rear of the home, there is a beautiful mature garden with an abundance of mature shrubs and plants offering greenery and privacy, there is a central lawned area with a perimeter flagged path.



ADDITIONAL INFORMATION:

The EPC rating is a D-64 and the Council Tax band is a E.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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