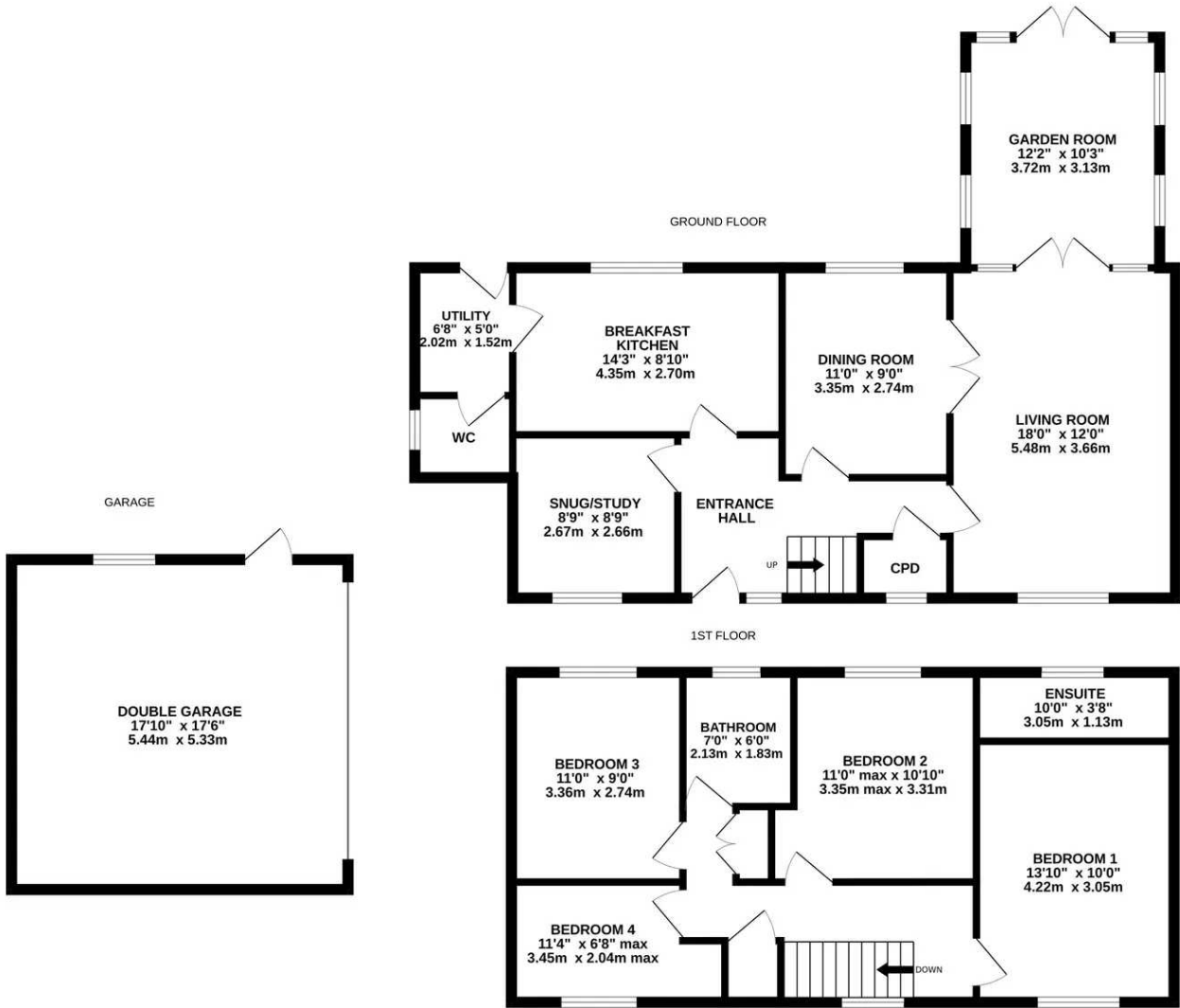




Churchfield Court, Darton

Barnsley

In Excess of **£375,000**



CHURCHFIELD COURT

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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Churchfield Court

Darton, Barnsley

A SUBSTANTIAL AND EXTENDED FOUR BEDROOMED DETACHED FAMILY HOME LOCATED ON THIS EXCLUSIVE CUL DE SAC WITH JUST FOUR OTHER PROPERTIES THIS LOVELY FAMILY HOME OFFERS A WEALTH OF VERSATILE ACCOMMODATION IN A TRADITIONAL TWO STORY CONFIGURATION WITH DOUBLE GARAGE. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE HOME IS WELL LOCATED FOR LOCAL AMENITIES WHILST BEING WELL POSITIONED TO ACCESS THE M1 MOTORWAY AND DARTON TRAIN STATION.

Council Tax band: E

Tenure: Freehold

- FOUR BEDROOM FAMILY HOME
- EN SUITE SHOWER ROOM
- NO UPPER VENDOR CHAIN
- GENEROUS REAR GARDEN
- DOUBLE GARAGE
- WELL LOCATED FOR LOCAL AMENITIES
- EXCLUSIVE STREET





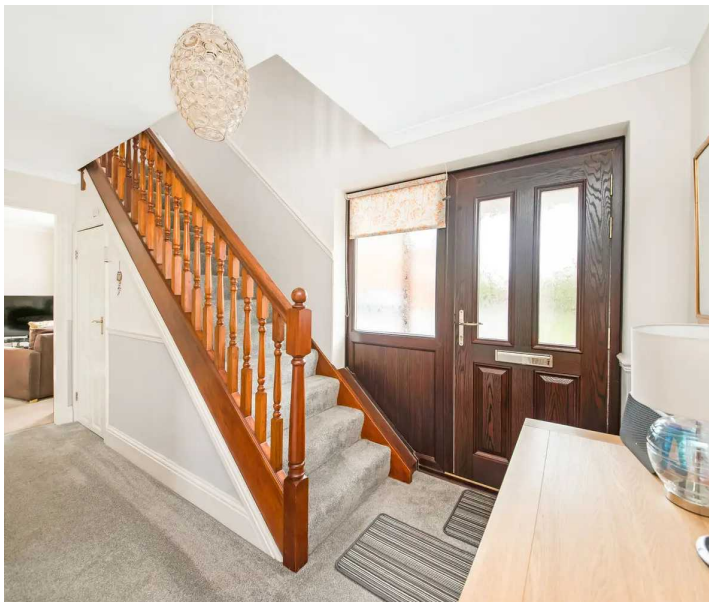
ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door with matching glazed panel, into entrance hallway. A generous entrance hallway with ceiling light, coving to the ceiling, dado rail, central heating radiator and staircase rising to first floor with useful storage cupboard underneath. Here we gain entrance to the following rooms:

BREAKFAST KITCHEN

14' 3" x 8' 10" (4.35m x 2.70m)

With room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style in ivory with contrasting wood effect laminate worktops with matching up stands and complemented by a wood effect flooring. There is integrated Range Master twin electric oven and grill with four burner electric gas hob, glass splash back and chimney style extractor fan over. There is integrated dishwasher and stainless-steel sink with chrome mixer tap over, ceiling light, central heating radiator, uPVC double glazed window to the rear and door opening through to Utility.



UTILITY

6' 8" x 5' 0" (2.02m x 1.52m)

With wood effect base unit with laminate worktop, plumbing for a washing machine, space for fridge freezer and here we find the boiler. There is a ceiling light, wood effect laminate flooring and a composite and glazed door giving access to the rear.

DOWNSTAIRS W.C.

Comprising a two-piece white suite in the form of close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There is a ceiling light, coving to the ceiling, central heating radiator and obscure uPVC double glazed window to the side.

LIVING ROOM

18' 0" x 12' 0" (5.48m x 3.66m)

An excellently proportioned principal reception space, with the main focal point being a coal effect gas fire sat within an ornate surround. There are three wall lights, coving to the ceiling, dado rail, two central heating radiators and uPVC double glazed window to the front. Twin French doors in uPVC with matching full length glazed panels lead through to the garden room.

GARDEN ROOM

12' 2" x 10' 3" (3.72m x 3.13m)

An impressive extension to the home, enjoying uPVC double glazing to three sides supplemented by light box to roof, there are inset ceiling spotlights and twin French doors giving access to the rear garden.





DINING ROOM

11' 0" x 9' 0" (3.35m x 2.74m)

Accessed via the entrance hallway or from the twin French doors from the living room, this versatile reception space has ample room for dining table and chairs, ceiling light, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to rear.

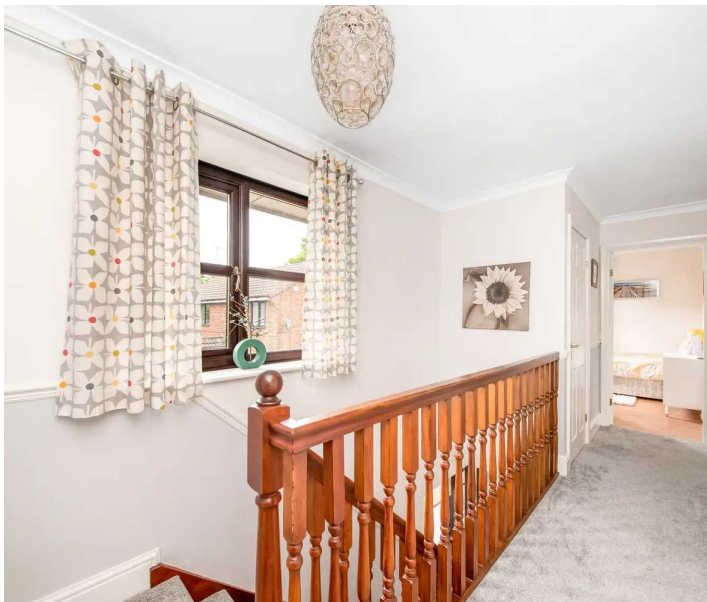
SNUG/STUDY

8' 9" x 8' 9" (2.67m x 2.66m)

A further reception space offering a multitude of uses, currently being used as a snug but would also make an ideal work from home office. There is a ceiling light, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to the front.

STAIRCASE TO FIRST FLOOR LANDING

From entrance hallway a staircase rises to first floor landing, with spindle balustrade, ceiling light, coving to the ceiling, central heating radiator, access to loft via a hatch, access to two built in cupboards above the stairs and uPVC double glazed window to front. Here we gain entrance to the following rooms;



BEDROOM ONE

13' 10" x 10' 0" (4.22m x 3.05m)

Generous double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the front and central heating radiator. A door leads through to en suite shower room.

EN SUITE SHOWER ROOM

10' 0" x 3' 8" (3.05m x 1.13m)

Comprising a three-piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, central heating radiator with towel rail, shaver socket and obscure uPVC double glazed window to the rear.

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.31m)

Double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.





BEDROOM THREE

11' 0" x 9' 0" (3.36m x 2.74m)

Double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.

BEDROOM FOUR

11' 4" x 6' 8" (3.45m x 2.04m)

Front facing with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

HOUSE BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Comprising a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There are inset ceiling spotlights, part tiling to wall, tiled floor, shaver socket, central heating radiator with heated towel rail and obscure uPVC double glazed window to the rear.



OUTSIDE

To the front of the home is a lawned garden space with flagged path, running to the side of home is a block paved driveway providing off street parking for numerous vehicles leading to double garage. The garage is opened via remote control operated roller door, there is personal uPVC double glazed door to the side into the garden and uPVC double glazed window, sitting under a pitched roof this offers fantastic storage or off street parking for two vehicles. To the rear of the home is a well sized garden taking advantage of this corner plot position and is separated into numerous areas of lawned space and flagged patio seating areas. The garden is accessed via doors from utility and from garden room. The garden is fully enclosed with perimeter fencing and has various plants, shrubs and trees and hard standing for a green house.





ADDITIONAL INFORMATION

The EPC is a TBC and the council tax band is E, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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