



CARRS LANE, CUDWORTH, BARNSELY S72 8EJ

REDUCED PRICE: O/O £260,000

- 3/4 bedrooms
- Converted double garage annex
- Large dining kitchen
- Gas air flow heating
- Double glazing
- Privately enclosed gardens
- Driveway providing off street parking for several vehicles
- Close to local amenities, schools & transport links

Situated in a secluded position on this small quiet cul de sac of only three properties, is this substantial four bedroom detached bungalow with a converted double garage annex offering versatile accommodation. The property is set within grounds approaching a quarter of an acre with a stone built out building ripe for conversion. Currently featuring gas air flow heating, double glazing, a large modern fitted dining kitchen and privately enclosed grounds. Conveniently located close to local amenities, schools and transport links, viewing is essential to appreciate the size of accommodation on offer.

Accommodation Comprises

ENTRANCE HALLWAY

A double glazed door with side panel glazing opens into an entrance hallway providing access to the accommodation, including three generous bedrooms, a bathroom, the attic loft space, two storage cupboards, one of which houses the cylinder tank, this also gives access to a utility room and double internal part glazed doors lead into the lounge.

LOUNGE

Measuring 20' x 11' 8" (6.1m x 3.56m)

A well proportioned front facing principle reception room, having large sliding French doors opening out onto the front patio area, a focal point fireplace, decorative coving to the ceiling and sliding part glazed internal doors giving access to the dining kitchen.

DINING KITCHEN

Measuring 19' 10" x 12' 3" (6.05m x 3.73m)

A spacious room presented to the rear elevation, featuring a bespoke fitted kitchen with wood doors in matt cream, having wood work surfaces incorporating a Belfast sink with a mixer tap over. There is a central island unit incorporating an oven and four ring electric hob, an integrated dish washer, a larger style storage cupboard and an integrated fridge freezer. Having laminate finish to the floor, two double glazed windows, ample space for a dining table and access to the utility room/rear hallway and the converted garage.

UTILITY ROOM

Featuring base units with an oak work surface, having plumbing for an automatic washing machine, space for a tumble dryer and space for an American style fridge freezer. There is an air vent boiler and a composite door and window onto the rear elevation. Provides access to a shower room and the hallway.

SHOWER ROOM

Having a push button W.C., a pedestal wash hand basin and a step in shower cubicle. There is tiling to the walls, laminate finish to the floor, a storage cupboard, electric shaver point and a frosted double glazed window.

BEDROOM ONE

Measuring 16' 5" x 9' 5" (5m x 2.87m)

A double room presented to the front elevation having a double glazed window.

BEDROOM TWO

Measuring 13' 10" x 10' 9" (4.22m x 3.28m)

A rear facing double room having a double glazed window and laminate finish to the floor.

BEDROOM THREE

Measuring 10' 9" x 7' 7" (3.28m x 2.31m)

A rear facing double room having a double glazed window.

SITTING ROOM/BEDROOM FOUR

Measuring 12' 7" x 9' 7" (3.84m x 2.92m)

An occasional fourth bedroom, currently used as a separate sitting room, having a front facing double glazed window.



BATHROOM

Having a three piece white suite comprising of a low flush W.C., a pedestal wash hand basin and a panelled bath with a mixer tap. There is part tiling to the walls, wood panelling to the lower half of the walls, vinyl finish to the floor and a frosted double glazed window.

DINING ROOM

Measuring 18' 6" x 11' 4" (5.64m x 3.45m)

Formerly the double garage which has been converted to create further annex style accommodation. The dining room is presented off the kitchen, being rear and side facing with two double glazed windows and decorative coving. Gives access to two further bedrooms.

POSSIBLE BEDROOM FIVE

Measuring 12' 1" x 9' 3" (3.68m x 2.82m)

A side facing double room, having a double glazed window and decorative coving.

POSSIBLE BEDROOM SIX

Measuring 8' 5" x 12' 6" (2.57m x 3.81m)

A front facing double room, currently used as an office.

EXTERNALLY

Approached from the side elevation onto a large tarmac driveway providing off street parking for several vehicles and giving access to the front, far side and rear. The driveway is wall and hedge enclosed with a lawned grass garden area and mature trees. To the front of the property is a privately enclosed paved patio area which in turn leads onto a large fence enclosed lawned grass garden on the far side of the property with a brick built outbuilding with further development potential. To the rear of the property is tarmac pathway giving access to the far side garden and steps leading up to the rear dining kitchen door.

MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

SERVICES

Mains gas. Mains electricity. Mains water. Mains drainage.

ADDITIONAL NOTE

Fixtures and fittings by separate negotiation.

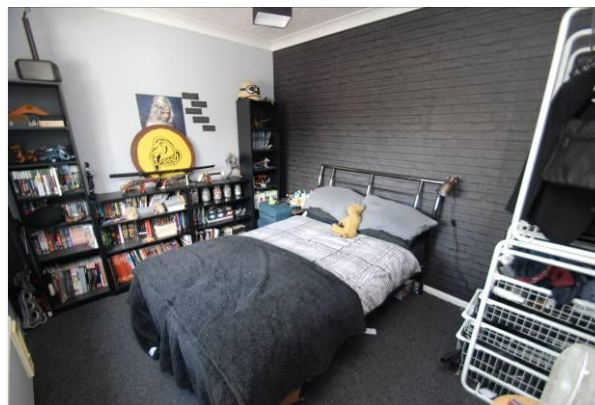
These details were prepared from an inspection of the property and information provided by the vendor on 23rd March 2018.

Ref: BM/PN/CS

IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	42
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Address: Carrs Lane		

FLOORPLAN

