

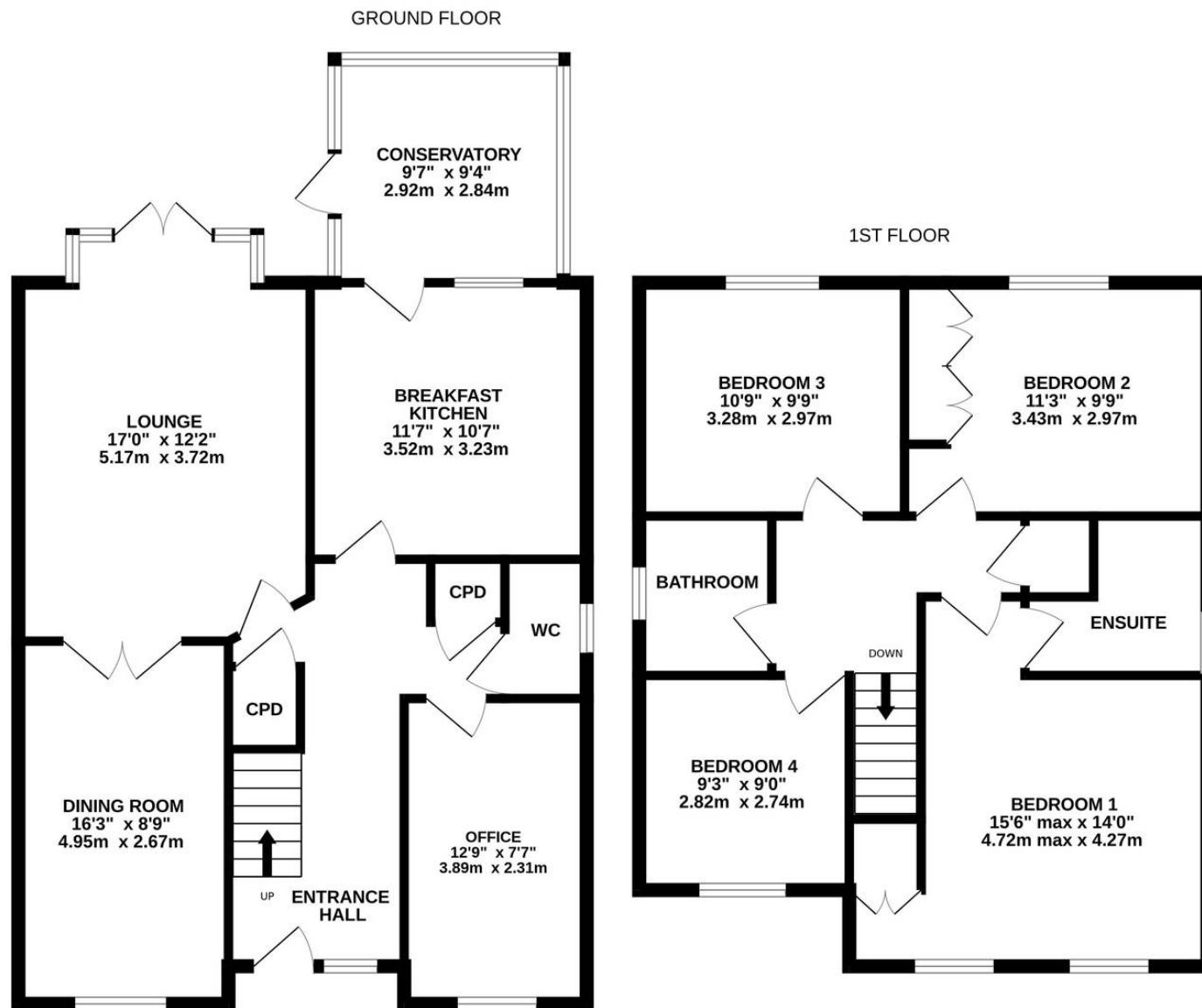
Simon Blyth
ESTATE AGENTS



Manor Gardens, Shafton

Barnsley

In Excess of **£325,000**



MANOR GARDENS

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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1 Manor Gardens

Shafton, Barnsley

SITUATED WITHIN A PLEASANT PRIVATE DEVELOPMENT OF ONLY THREE PROPERTIES WE OFFER TO THE MARKET THIS WELL PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERING ACCOMMODATION ACROSS TWO STOREYS AS FOLLOWS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- DINING ROOM
- CONSERVATORY
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- SPACIOUS
- VERY WELL PRESENTED





ENTRANCE HALL

Enter into the property through a double-glazed door front door with leaded inserts into the entrance hall. There is an adjoining double-glazed window with obscure glass and leaded detail to the front elevation, central heating radiator, ceiling light point and a staircase rising to first floor with spindle staircase and balustrade. The entrance hall has multi panel timber doors providing access to the lounge, breakfast kitchen room, home office, downstairs w.c, cloaks cupboard and a useful under stairs storage cupboard.

DOWNSTAIRS W.C

Comprising a two-piece suite in the form of low level W.C and a pedestal wash hand basin with tiled splashbacks. There is high quality LVT flooring, central heating radiator, ceiling light and a uPVC double glazed window with obscure glazed glass to the side.

LOUNGE

As the photography suggests the lounge is a generously portioned well light principal reception room which features a double bay window to the rear elevation with twin French doors in double glazing providing direct access to the rear gardens. There is decorative coving to the ceiling, central ceiling light point and two wall lights. The main focal point of the room being a living flame effect gas fireplace with attractive inset surround set upon a raised marble hearth. There are multi panel double glazed doors with leaded detailing providing access to the dining room.



DINING ROOM

The formal dining room enjoys a great deal of natural light which cascades through the bank of double-glazed windows to the front elevation with leaded detailing inserts. There is decorative coving to the ceiling, ceiling light and a wall mounted gas fireplace.

HOME OFFICE

This versatile space can be utilised for a variety of uses such as a home office, family room or hobby room. There is a double-glazed bay window to the front elevation with leaded detailing, decorative coving to the ceilings, ceiling light point and central heating radiator.

BREAKFAST KITCHEN

The room is light and airy and features a bank of double-glazed windows to the rear elevation with adjoining double-glazed external door with obscure glazed inserts which lead to the conservatory. The breakfast kitchen features tiled flooring, ceiling light point and central heating radiator. It is furnished with a range of wall and base units with shaker style cupboard fronts and a complimentary roll edge work surfaces over, tiled splashbacks and incorporates a one and half bowl composite sink, drainer unit and chrome mixer tap. The kitchen is well equipped with an array of built in appliances which include a four-ring gas hob with integrated cooker hood over, built in electric oven, integrated fridge and freezer unit, integral dishwasher and integrated washer machine.





CONSERVATORY

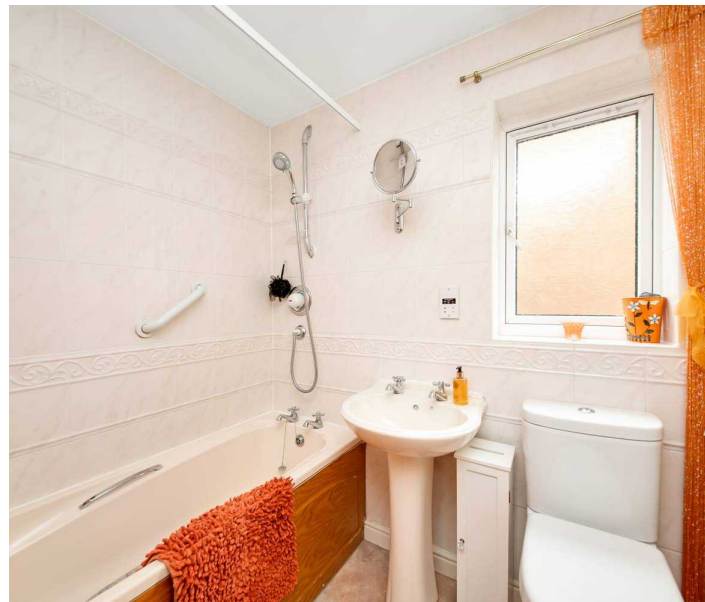
The conservatory features a bank of double-glazed windows to both side elevations which provide pleasant views across the properties rear mature and well stocked garden and patio. There is a double-glazed obscure door to the side elevation, ceiling light with ceiling fan and wall mounted electric heater.

FIRST FLOOR LANDING

From the entrance hall a staircase rises to first floor with ceiling light, cupboard housing the hot water tank, and access to loft via a hatch. From here we gain access to four well-proportioned double bedrooms and the house shower room.

BEDROOM ONE

A generously proportioned double bedroom with ample space for free standing furniture, two banks of double-glazed windows to the front elevation with leaded detailing, both of which providing pleasant open aspect views over roof tops far into the distance. There is a ceiling light, central heating radiator and the room is equipped with an array of fitted furniture. There is floor to ceiling fitted wardrobes, which having hanging rails in situ, display shelving and a matching dressing table with draws. There is additional storage built into the bulkhead above the stairs and bedroom one benefits from en suite shower room facilities.



EN SUITE

The en suite bathroom features a three-piece suite which comprises of a panelled bath with thermostatic shower over, pedestal wash hand basin and a low-level W.C with push button flush. There is tiling to the splash areas, ceiling light and shaver point. Additionally, the house bathroom has an obscure double-glazed window to the side, extractor fan and central heating radiator.

BEDROOM TWO

A further double bedroom with ample space for free standing furniture, a bank of fitted wardrobes with hanging rails in situ, ceiling light and central heating radiator. There is bank of double-glazed windows to rear with views onto the rear garden.

BEDROOM THREE

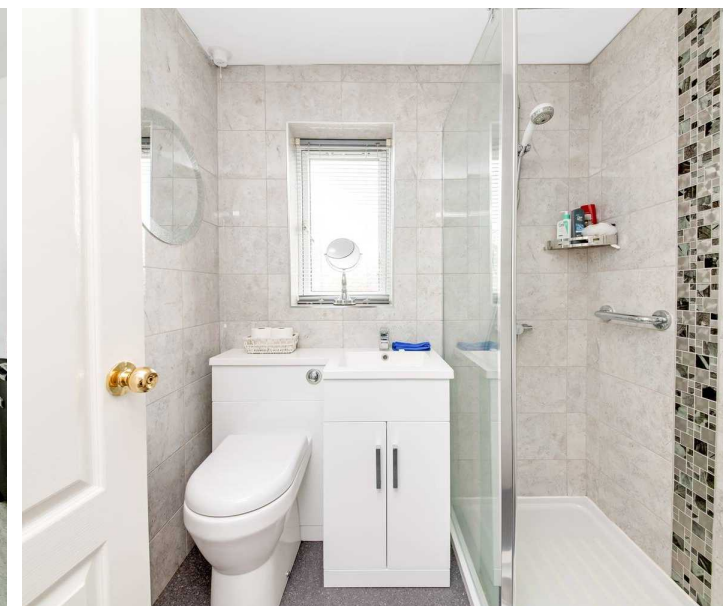
Bedroom three can accommodate a double bed with ample room for free standing furniture. There is a ceiling light, central heating radiator and a bank of double-glazed windows to rear providing natural light.

BEDROOM FOUR

A further double bedroom with ample room for additional free-standing furniture. The room has a ceiling light, central heating radiator and a bank of double-glazed windows to the rear elevations.

HOUSE SHOWER ROOM

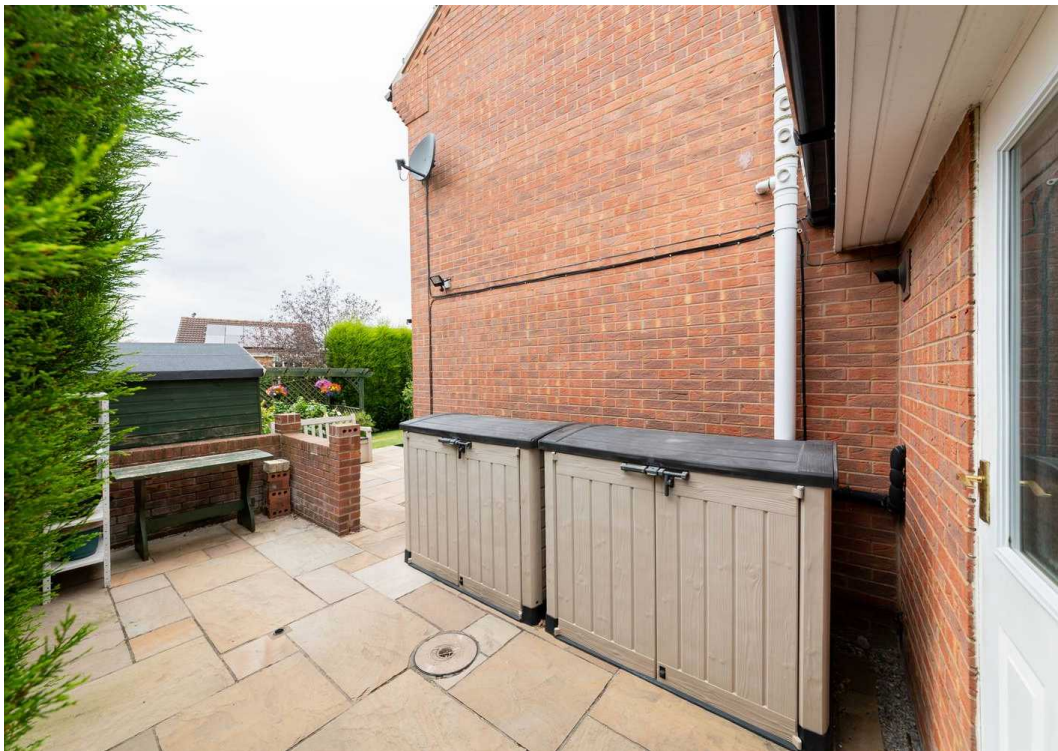
Featuring a modern contemporary three-piece suite which comprises of a fixed frame walk in shower with thermostatic shower, broad wash hand basin with chrome mixer taps over, and vanity unit underneath with incorporates a W.C with concealed cistern and push flush. There is vinyl flooring, attractive tiling to walls, ceiling light and extractor fan. Additionally, the house shower room features a cast iron common radiator with chrome towel rail and obscure glass and tiled surround to the side elevation.



GARDEN

The property is situated within a pleasant private development of only three properties. There is a block paved courtyard which leads to the tarmacked driveway providing off street parking for multiple vehicles and leading to the attached garage. The front gardens are predominantly lawned with well stocked flower and shrub beds and there is a door canopy with external light and terracotta flooring by the front door. A flagged pathway leads down the side of the property to a gate which encloses the rear gardens. To the rear the property benefits from an enclosed and private garden which features an Indian stone flagged seating area ideal for alfresco dining and BBQing. The patio area then leads onto the lawn where there are well stocked flower and shrub borders. At the bottom of the garden is a raised decking with timber pergola. There is an external tap and external security lights.







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