

18 Westgate,
Monk Bretton S71 2DJ

£550,000



**** NO ONWARD CHAIN** THIS IMPRESSIVE FOUR BEDROOM LARGE DETACHED FAMILY HOME OFFERS SPACIOUS WELL PRESENTED ACCOMMODATION THROUGHOUT AND HAS A BALANCE OF MODERN AND TRADITIONAL FEATURES. EXTERNALLY IT HAS AN IMPRESSIVE GARDEN, GARAGE, GARDEN SHED, GREENHOUSE & LOG STORE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES. FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC**

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'10" x 4'7" max

You enter the property through a part glazed composite door into a fabulously light entrance porch courtesy of glazed panels to either side of the door and a side facing window. Traditional features start here with coving to the ceiling and a beautiful ceramic tiled floor. A glazed door leads to the hallway.



HALLWAY 11'1" x 16'6"

This impressive hallway has wood panelling and a carpeted staircase with a varnished wood balustrade ascends to the first floor landing. A large understairs cupboard offers storage for coats and shoes. Neutral carpet runs underfoot and doors lead to the downstairs W.C., rear vestibule, lounge and kitchen.



DOWNSTAIRS W.C. 6'9" x 5'10" max

Located to the front of the property with an obscure window allowing natural light to flood in, this L-shaped guest W.C. is fitted with a white low level W.C. and a maple effect vanity unit offering a cupboard for storage and a hand wash basin with mixer tap. Mosaic tile effect vinyl flooring runs underfoot and a spotlight fitting to the ceiling completes the room. A mirrored door leads to the hallway.



LOUNGE DINING ROOM 25'2" x 12'5" max

Located to the front of the property and benefitting from far reaching views from its front window, this lovely lounge has a multi fuel stove in an inglenook fireplace with a black hearth as a focal point and is bursting with character having decorative coving, ceiling roses and wall lights to the chimney breast. Windows to the side allow extra light to enter and there is ample space for both lounge and dining furniture. A set of double doors with glazed panels open up to the living dining kitchen making a fabulous entertaining space. A further internal door leads to the hallway.





LIVING DINING KITCHEN 19'6" x 23'4" max

This fabulous extension to the rear of the property has created a perfect daytime living space incorporating a modern well equipped kitchen, dining space and also a cosy lounge area all enjoying garden views from the sliding patio doors and windows to all sides. The kitchen is fitted with an attractive combination of curved cream gloss and walnut effect base and wall units with beige granite worktops and splashbacks and an inset stainless steel sink with mixer tap. Integrated appliances include an induction hob with stainless steel canopy hood over, an electric fan oven, a microwave with warming drawer, a slimline dishwasher, wine cooler and separate fridge and freezer. The kitchen area has wood effect LVT flooring and the dining and lounge areas have oatmeal carpet running underfoot. Lighting is abundant too having spotlights to the kitchen area, contemporary lighting over the breakfast bar which naturally separates the kitchen from the dining area and a further low hanging light over the table. A pendant light fitting illuminates the lounge area which has an electric stove in a mahogany surround as a feature. Double doors with glazed panels open fully to the lounge dining room and further doors lead from the kitchen rear to the hallway and rear vestibule.





REAR VESTIBULE

This rear vestibule is a really versatile space which acts as an entrance from the garden having room to remove outdoor clothing and shoes, but also could be used as a workspace or music room. Doors lead to the hallway, garage and kitchen.

FIRST FLOOR LANDING 15'11" x 6'10" max

A carpeted staircase with a varnished wood balustrade leads from the hallway to the first floor landing which splits to go off in two directions. To one side is a spacious area which has a built in sofa window seat which offers an extra sleeping space and a cupboard housing the property's combi boiler before providing access to the main bedroom. The other side of the landing has doors leading to the further three bedrooms and house bathroom.



BEDROOM ONE 19'5" x 10'2" max

This magnificently spacious bedroom spans the full depth of the property and has windows to dual aspects allowing lots of natural light to flood in. There is room for freestanding bedroom furniture and a walk in wardrobe too which provides hanging and shelving for clothes and has a hatch giving access to the loft space. A door leads to the ensuite bathroom.



ENSUITE 8'2" x 6'3" max

This contemporary bathroom is fitted with a curved pale grey gloss vanity basin unit with drawers below, a white concealed cistern W.C., a bath with mixer tap and a step in shower enclosure with an electric shower. The walls are tiled with a striking combination of white and mocha glossy tiles and the floor and bath panel are tiled with wood effect ceramic tiles. A tall decorative chrome radiator adorns one wall and there are spotlights to the ceiling. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 12'5" x 11'0" max

Located to the front of the property with windows offering far reaching views, this spacious double bedroom benefits from fitted cream wardrobes and drawers providing a tremendous amount of storage. There is cream carpet underfoot. A door leads to the landing.



BEDROOM THREE 12'3" x 11'5" max

Cleverly designed to allow natural light in, this bedroom has a high level window to one wall and also a side facing window. Space for freestanding bedroom furniture is abundant and there is cream carpet underfoot. A door leads to the landing.



BEDROOM FOUR 7'10" x 8'7" max

Positioned to the front of the property with an amazing view from its window, this fourth bedroom has a large built in cupboard and is used as a home office by the current owner. It could alternatively be used as a dressing room, hobby room or child's bedroom with plenty of room for bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 8'9" x 7'9" max

This unusual bathroom is in a traditional style but is beautifully presented having fully tiled walls in a 'quilted' white design with green accent tiles and a fully tiled ornate surround to the white bath which is generous in size and has central brass taps and a retractable shower head. A grand mahogany vanity handwash basin unit with cupboards and drawers for storage has a matching mirror with globe lights to each side hanging above it and a low level W.C. finishes the suite. A Victorian style heated towel radiator with brass rails and spots to the ceiling finish the room off nicely whilst cranberry coloured carpet runs underfoot. A large obscure window allows light to enter and a door leads to the landing.



FRONT, GARAGE AND PARKING 10'1" x 20'4" max

A gated driveway leads from the roadside to the rear of the property where there is a single garage with an up and over door. This garage has a utility area to one end with built in units with laminate worktops, a one and a half bow stainless steel sink with mixer tap, white tiled splashbacks and plumbing and spaces for a washing machine and tumble dryer. Fitted units with a worktop over offer further storage to one side. There is room to park multiple vehicles on the driveway. To the front of the property is a good sized sloped garden which has flower beds and lawned areas with steps and a path leading up to the property from the road, The path continues right round the property to the rear garden.



REAR GARDENS

A well-established generous south facing garden sits behind the property and must be viewed for its true size to be fully appreciated. There is a generous lawn with planted beds to the perimeter and a central bed with well established trees. To one side sits a large garden shed and a greenhouse along with log stores. A stone flagged patio sits adjacent to the house and provides a perfect space for al fresco dining and enjoying the sunshine on summer days. The patio wraps around the side of the property where there is a raised bed with attractive shrubs and a further log store.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND TAX: BARNESLEY BAND D

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

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.

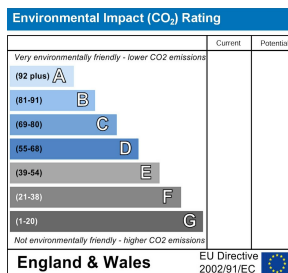
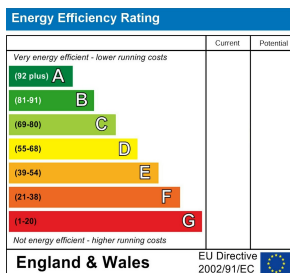
~ Paisley Mortgages ~

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.



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