

69 Brettas Park,  
Barnsley S71 1XU

OFFERS IN THE REGION OF  
£318,500



TUCKED AWAY ON A CUL DE SAC, THIS SUBSTANTIAL, MODERN DETACHED FAMILY HOME HAS FOUR DOUBLE BEDROOMS ALSO BOASTING A GARAGE CONVERSION WITH AN OPEN PLAN LIVING KITCHEN, TASTEFUL DECOR THROUGHOUT, AN ENCLOSED REAR GARDEN, DRIVEWAY PARKING AND SUPERB BRICK WORKSHOP IN THE GARDEN.

FREEHOLD / COUNCIL BAND D / ENERGY RATING TBC

PAISLEY  
PROPERTIES

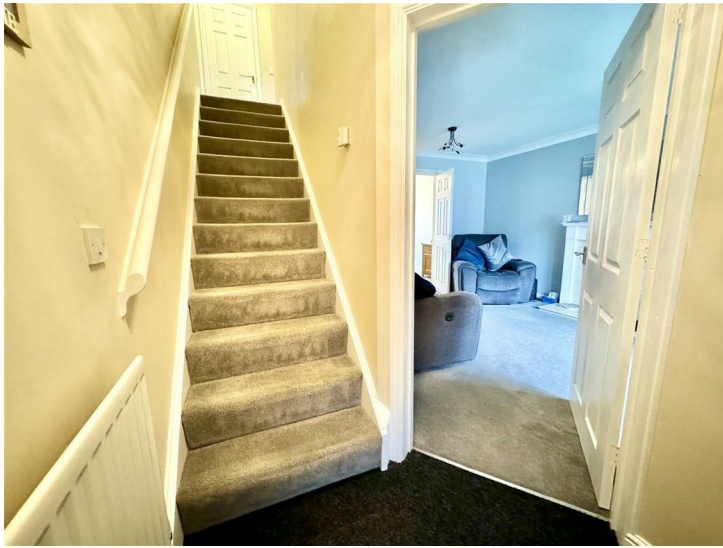


## Summary

Tucked away on a modern residential development is this tastefully decorated and generous sized four double bedroom detached home which has extra living space via the garage conversion. It offers spacious accommodation briefly comprising of:- entrance lobby, spacious lounge with bay window, separate dining room and the large kitchen area which incorporates the utility room, ground floor WC and living space in the form of the converted garage. The sizeable accommodation continues on the first floor with the house bathroom and four double bedrooms, the principle one having an en-suite. Externally the property benefits from driveway parking for two vehicles and gated side access to the fabulous rear enclosed garden with a patio area and lawn plus the excellent brick built workshop which has power and light.

## ENTRANCE LOBBY 5'0" x 4'8"

You enter the property via a modern uPVC door into the lobby area having single radiator, hard wearing entrance carpet, ceiling light and stairs leading to the first floor. An internal door leads to the lounge.



## LOUNGE 15'7" into bay x 11'4"

Sizeable living room, located at the front of the property and with plenty on light brought in via the uPVC double glazed bay window. There is modern electric fire, two double radiators, two decorative spotlights and carpet flooring. An internal door leads to the lobby and double doors lead to the dining room.





### **DINING ROOM 12'0" x 12'2"**

Excellent extra reception room, situated at the rear of the property and having uPVC double glazed French doors leading to the garden and bringing in plenty of light. There is carpet flooring and an internal door leads to the kitchen area with double doors leading to the lounge.



### **KITCHEN DINER 12'9" including utility x 11'4"**

Start of this amazing space with the kitchen part having a range of modern matching wall and base units with a maple finish and complimentary rolled worktops, inset one and a half bowl stainless steel sink and mixer tap with tiled splashbacks. There is an integrated electric oven, four ring gas hob with the extractor hood built in and matching the units. There is plumbing for a dishwasher, space for an under counter fridge and freezer. There is a tiled floor covering all four of the areas in this part of the house, a uPVC double glazed window to the rear with a view of the garden, single radiator and two sets of spotlights.



### **LIVING SPACE 16'3" x 7'11"**

Formerly the garage, this conversion really makes the use of the space and has multiple uses. There is a uPVC double glazed window to the front, a ceiling light and tiled flooring continuing from the kitchen. There is power and a decorative ceiling light. There is a store cupboard and the space is open to the kitchen.





### **UTILITY ROOM 5'7" x 4'11"**

Located at the rear of the property and giving access to the garden, the utility room has units, worktop and splashbacks matching the kitchen plus the flooring that continues into this space. There is plumbing for a washing machine, extractor fan and a base cupboard could be removed to place a dryer. There is a uPVC door to the garden with double glazed panel bringing in light and the space is open to the kitchen. An internal door leads to the ground floor WC.



### **GROUND FLOOR WC 5'7" x 2'9"**

Having a white suite consisting of vanity wash basin with mixer tap and storage under and low level WC. The tiled flooring continues into this room from the utility room, there is a uPVC double glazed window with obscure glass and tiling to one wall. A single radiator provides the heating and an internal door leads to the utility room.





**LANDING 9'4" x 3'4"**

A carpeted staircase leads from the lobby to this first floor landing having carpet flooring, ceiling lighting, loft hatch and internal doors to the bathroom and all bedrooms.





**BEDROOM ONE 12'8" to rear of robes x 11'6" max**

Lovely master bedroom, situated at the front of the property and plenty of light brought in via the uPVC double glazed window to the front. There is fantastic storage in the form of the triple full height wardrobes with sliding mirror doors and there is carpet flooring. There are decorative spotlights, a single radiator and lovely arched nook with light. Internal doors lead to the landing and the en-suite.





**EN-SUITE 7'4" x 4'11"**

Having a three piece suite in white consisting of a tiled corner shower enclosure with thermostatic shower, pedestal wash basin and low level w.c. There is a uPVC double glazed window with obscure glass, a single radiator and carpet flooring. There is a ceiling light and an internal door leads to the bedroom.

**BEDROOM TWO 14'6" x 8'6"**

Second double bedroom, again located at the front with uPVC double glazed window bringing in the light. Like the main bedroom, there is good storage in the form of the double full height wardrobe with sliding mirror doors and over stairs storage cupboard. There is carpet flooring, a single radiator and, like the principle bedroom, a lovely arched nook with light. An internal door leads to the landing.





### **BEDROOM THREE 11'3" x 7'5"**

Third well proportioned bedroom, this time located at the rear of the property with views on the garden through the uPVC double glazed window. There is space for freestanding bedroom furniture and carpet flooring. Heating is via a single radiator and there are decorative spotlights. An internal door leads to the landing.



### **BEDROOM FOUR 10'0" x 8'7"**

Another well proportioned bedroom and attractively presented with the view of the garden via the uPVC double glazed window. There is space for free standing furniture, carpet flooring and a single radiator. There are spotlights and an internal door leads to the landing.





### **HOUSE BATHROOM 8'2" x 6'5"**

Situated to the rear of the house and having a three piece suite in white consisting of panel bath, pedestal wash basin and low level WC. There is carpet flooring, a single radiator and tiling to splash areas. Light is brought in via the uPVC double glazed window with obscure glass and there is an extractor fan. An internal door leads to the landing.



### **FRONT AND PARKING**

There is side by side parking to the front on the driveway plus the lawn area and there is gated side access to the rear garden.

### **REAR GARDEN**

Superb space having a large patio area plus lawn and enclosed by timber fence. There is an outside tap and external power sockets.





**WORKSHOP 16'6" x 9'8"**

Exceptional addition, built in brick and with so many potential uses. There are power sockets, lighting and uPVC double glazed windows.





**~ Material Information ~**

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: None

COUNCIL AND COUNCIL TAX BAND TAX: Barnsley D

PROPERTY CONSTRUCTION: Brick and block

PARKING: Driveway

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Mains

\*Broadband & Mobile - FTTP, check mobile with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Garage conversion

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 ~**

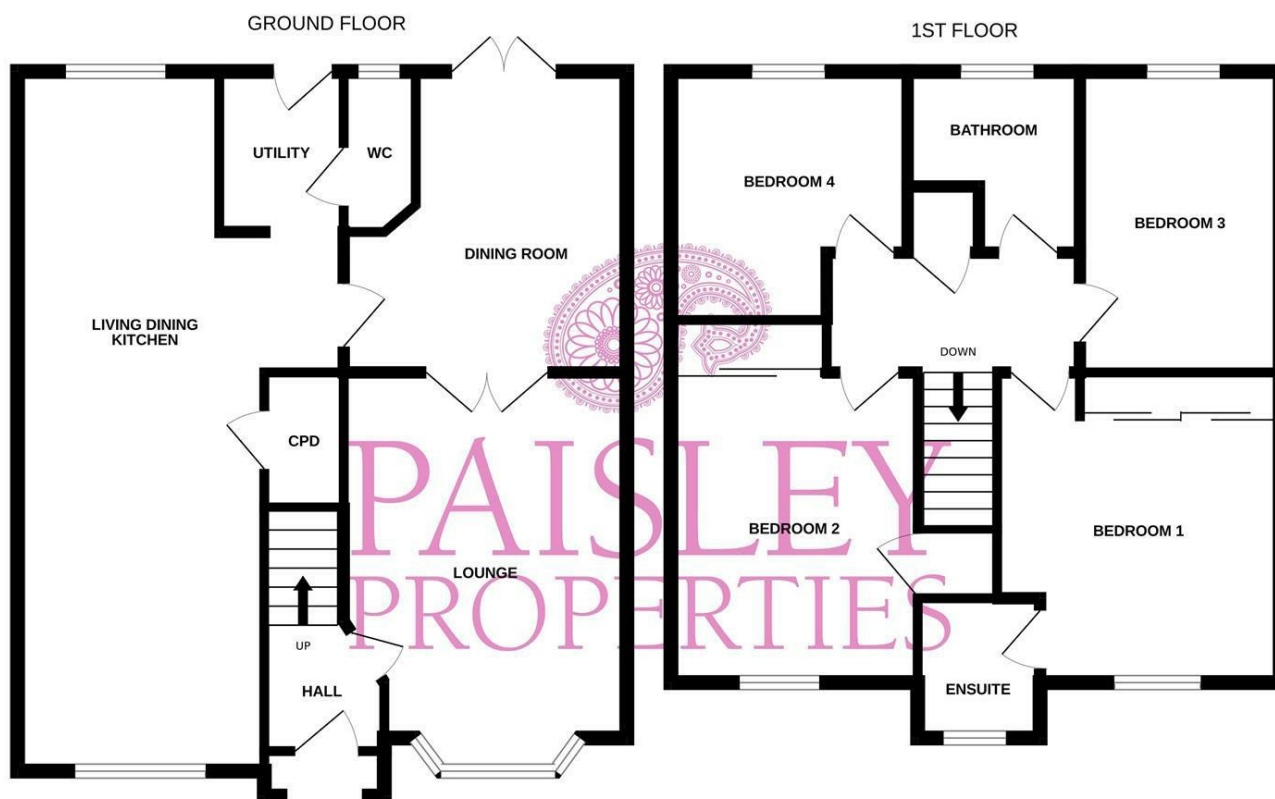
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

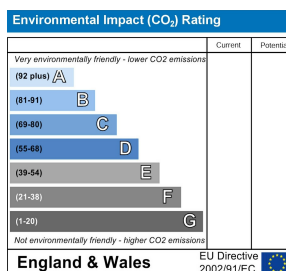
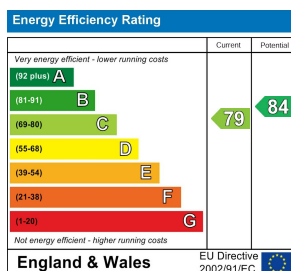
### **~ Paisley Surveyors ~**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





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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