

152 Churchfield Lane,
Darton S75 5EA

£375,000



THIS BEAUTIFUL DOUBLE FRONTED THREE BEDROOM DORMER BUNGALOW
SITS ON AN IMPRESSIVE PLOT WITH LARGE GARDENS, DRIVE AND GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING:TBC

PAISLEY
PROPERTIES

Positioned on the edge of the village on a superb plot is this delightful detached dormer bungalow. Briefly comprising: - welcoming entrance hallway, large lounge with bay window, generous third bedroom with bay window which has the versatility to be used as a second reception room, open plan living dining kitchen with patio doors to the garden, ground floor bedroom with separate W.C, shower room, and a spacious first floor bedroom which benefits from an en-suite and two walk in closets. The property sits behind a generous lawned front garden, and to the rear has an enclosed private garden. A shared driveway runs up the side of the house and leads to a single detached garage. Darton has a lovely selection of local amenities and is also conveniently located for access to the M1 motorway. There is beautiful countryside moments from the property.

ENTRANCE HALLWAY 27'6" max inc stairs x 4'10" apx

You enter the property through a part glazed uPVC door with stained glass detailing into a welcoming and spacious entrance hallway. There are floor to ceiling leaded windows either side of the door, laminate wood effect flooring underfoot and oak/glazed doors which lead to the lounge, dining room/second reception, living dining kitchen, bedroom two and bathroom. A staircase ascends to the first floor landing.



LOUNGE 12'10" max x 12'10" + bay

This impressive lounge is well proportioned and presented and boasts a beautiful big curved bay window to the front which over looks the garden and allows natural light to flood in. There are high ceilings with coving, alcoves either side of the chimney breast and a feature fireplace with marble effect and timber surround which houses a gas fire. There is lots of space for large free standing furniture items. An oak framed glazed door opens to the entrance hallway. Measurements extend to 4.92m apx into the bay window.



THIRD BEDROOM 12'10" apx x 12'11" max

Another fantastic, generously sized room this third double bedroom can easily accommodate bedroom furniture but is also a versatile space which could alternatively be used as a formal dining room or second sitting room. There is a front facing curved bay window which matches that of the lounge and an ornate fireplace which sits upon the chimney breast with alcoves either side. The room has high ceilings, coving, a pretty ceiling rose and an oak framed glazed door which leads to the entrance hallway. Measurements extend to 4.92m apx into the bay window.



LIVING/DINING KITCHEN 29'8" apx x 12'10" max

Located to the rear of the property is this wonderful open plan living dining kitchen.

The kitchen is fitted with cream wall and base units, roll top wood effect work surfaces and matching upstands and a cream sink and drainer with mixer tap. There is an electric oven, four ring electric hob, extractor fan, integrated fridge freezer and dishwasher alongside space for a freestanding washing machine. The kitchen area has a side facing window, spot lighting, an oak framed glazed door which leads to the entrance hallway and a door which opens to the pantry. The property's central heating boiler is also neatly hidden away in a corner wall cupboard.

The pantry offers superb additional storage space for food, drink or household items.

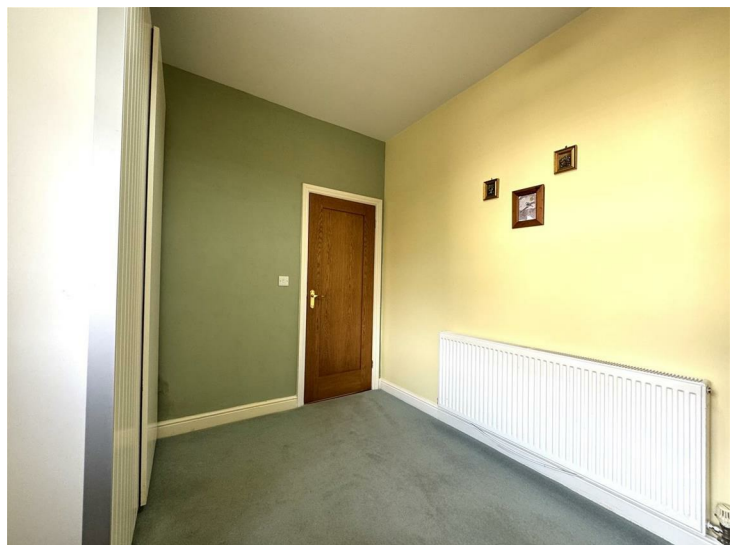
To the other end of the room is a large space suitable for a dining table and chairs and/or sofas. There is a wall of picture windows, a Velux skylight and French patio doors which allow an abundance of natural light to pour in and views/access out to the rear garden. Laminate wood effect flooring completes the room.





BEDROOM TWO 12'10" apx x 8'9" max

This ground floor single bedroom is located to the rear of the property with a window overlooking the garden. There is plenty of space for wardrobes, drawers and a dressing table if desired and doors lead to the separate W.C and entrance hallway.



W.C 3'10" apx x 3'8" apx

Comprising of a low level W.C and hand wash basin this handy addition to the bedroom has tiled splash backs and tile effect flooring.

SHOWER ROOM 12'10" apx x 4'11" apx

This good sized shower room is fitted with a fully tiled walk in open shower with mains fed shower, wide hand wash basin with mixer tap which sits upon a vanity unit providing useful storage, and a low level W.C. There is attractive tiling to the walls and floor, a wall mirror, obscure glazed side facing window, spot lighting and a cream heated towel rail. A door opens to the entrance hallway.

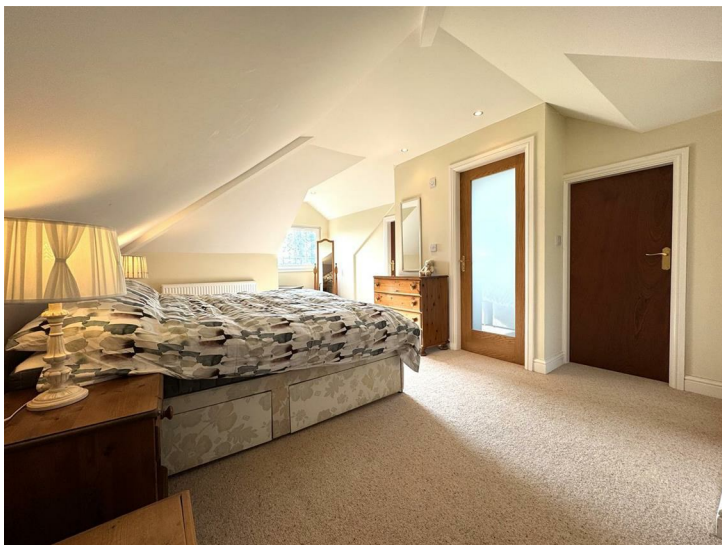
**FIRST FLOOR LANDING**

Stairs rise from the entrance hallway to the first floor landing. A large rear facing window allows light to cascade down the stairs and a door opens to bedroom one.



BEDROOM ONE 18'4" max x 11'11" max

Commanding the entire first floor this king size bedroom has ample space for a selection of bedroom furniture alongside two large walk in wardrobe / storage rooms. There is additional eaves storage too. An angled ceiling adds interest to the room, there is spot lighting and a front facing window provides views over the garden and beyond to the neighbouring countryside. Doors open to the two storage rooms, en-suite and landing.





EN-SUITE 8'1" apx x 5'4" apx

Comprising of a white three piece suite including corner shower cubicle with electric shower, pedestal hand wash basin with mixer tap and a low level W.C this en-suite is partially tiled in decorative wall tiles, has spot lighting and a Velux window. Tile effect flooring completes the room and an obscure glazed oak framed door leads to the bedroom.



STORE CUPBAORDS

These extremely useful storage rooms would make wonderful his and hers walk in wardrobes, or alternatively offer lots of storage for household items.

1 = 1.94m apx x 1.69m apx - with angled ceiling

2 = 1.99m apx x 1.85m apx - with angled ceiling and access into the eaves storage.

DRIVE AND GARAGE

A shared driveway leads up the side of the property to a single detached garage with up and over door, light and power. There is parking in front of the garage and there is the potential to extend this further by removing the garden fence if desired.

The legal ownership is that 152 owns the half of the drive closest to the property and the neighbouring property owns the far side of the drive but both parties must allow right of passage at all times.



FRONT GARDEN

The house sits behind a beautiful large lawned garden with flower bed borders and hedge boundaries.



REAR GARDEN

To the rear is a lovely private landscaped garden with patio perfect for outdoor furniture pots and planters, lawn and mature planted borders. A wrought iron fence encloses the garden and has a gate leading to the driveway.





MATERIAL INFORMATION

TENURE:
Freehold

LEASEHOLD:
N/A

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:
The property shares a driveway with the neighbour, details are within the brochure.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property within the vendors ownership.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water /
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas /
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS 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.

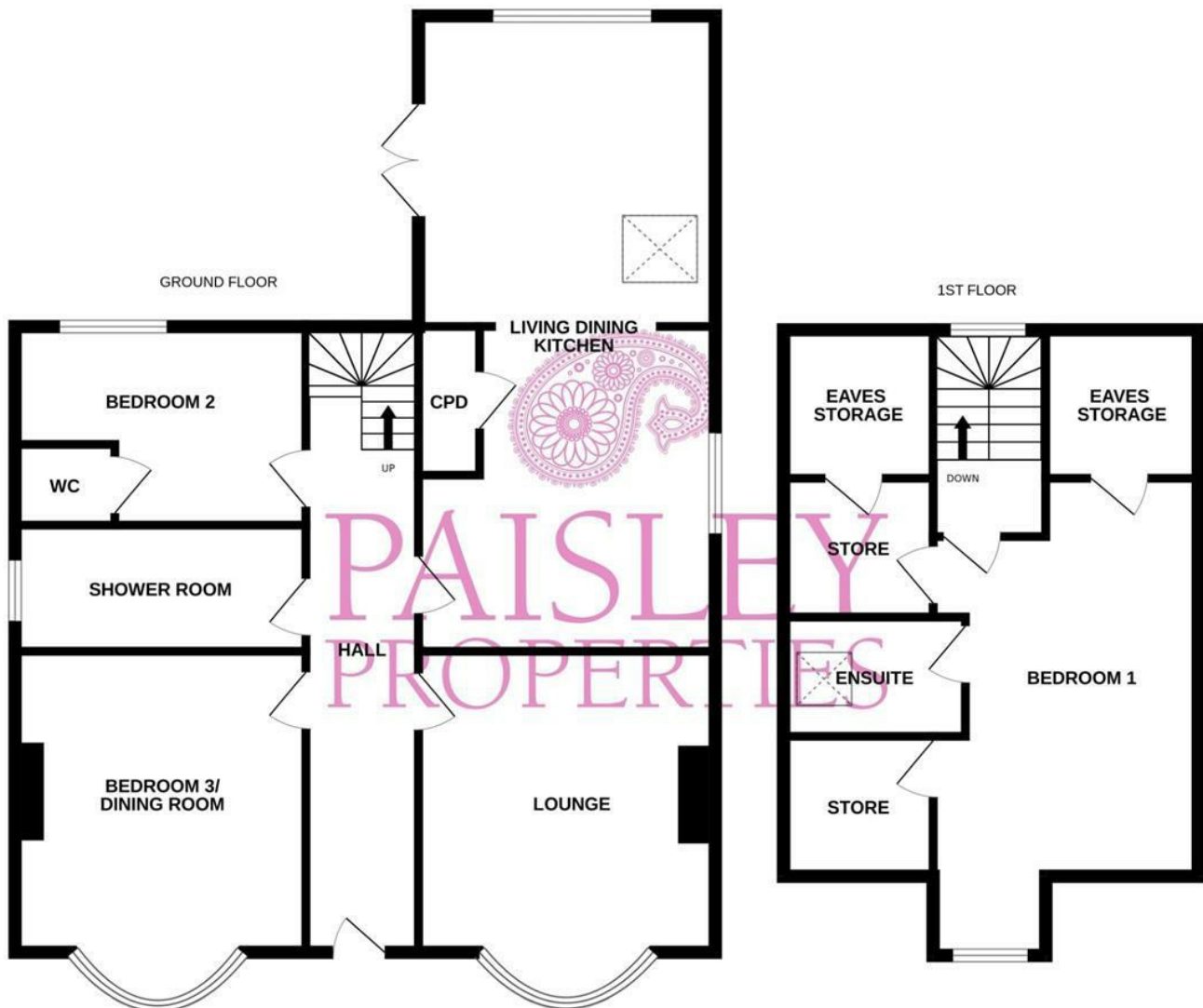
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

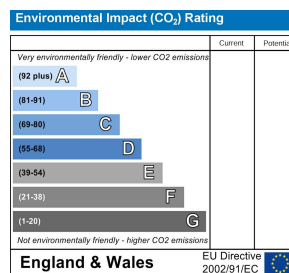
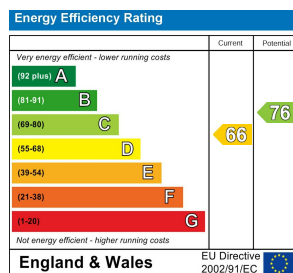
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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