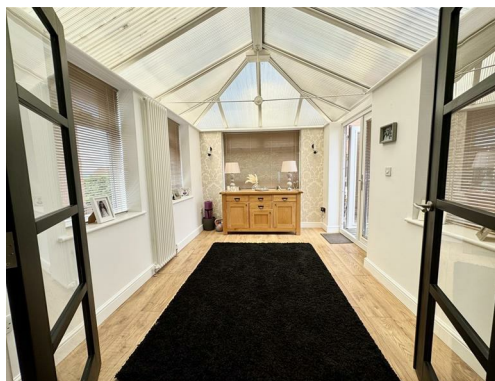


29 Croft Drive,
Mapplewell S75 6AN

OFFERS AROUND
£325,000



STUNNING DETACHED HOME WITH SHOW HOME LOOKS AND APPEAL, THREE DOUBLE BEDROOMS WITH AN EN SUITE TO THE MASTER, AMAZING KITCHEN DINER WITH INTEGRAL APPLIANCES AND DOUBLE DOORS TO THE ORANGERY, OFF ROAD PARKING FOR NUMEROUS VEHICLES, DETACHED GARAGE WITH POWER AND FABULOUS GARDEN WITH DELIGHTFUL VIEWS.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

HALLWAY 10'5" x 4'4" plus cupboard

You enter the property through a double glazed uPVC door into the attractive hallway that gives a first glimpse of the magnificent presentation this home has to offer. There is plenty of space to remove coats and shoes, laminate flooring runs underfoot, there is a church style radiator and a useful storage cupboard. A carpeted staircase leads to the first floor and internal doors lead to the ground floor WC, lounge and kitchen diner.



GROUND FLOOR WC 7'10" x 3'7"

Useful cloakroom having a two piece suite in white consisting of a twin flush low level WC and vanity wash basin with storage under and mixer tap. There is tiling to splash areas, chrome towel radiator and laminate flooring. A double glazed window to the side with obscure glass brings in natural light and an internal door leads to the hallway.



LOUNGE 13'7" max into bay x 10'6"

Lovely living room, a peaceful oasis away from the family spaces, augmented by the double glazed bay window to the front which brings in plenty of natural light and gives pleasing open views. There is carpet flooring, a church style radiator, carpet flooring and feature panel wall. An internal door leads to the hallway.



KITCHEN DINER 19'8",16'4" x 10'4"

Spectacular space, supplemented greatly by the addition of the orangery and making this an amazing family and entertaining space. The kitchen part has a modern range of wall and base units with a white finish and black handles, wood worktops, inset circular sink and drainer with mixer tap and wood effect splashbacks. Integral appliances come in the form of an electric eye level oven and microwave, four ring gas hob with curved glass and stainless steel extractor hood over, upright fridge freezer, dishwasher and washing machine. There is laminate flooring running through this whole area, there is a double glazed window overlooking the garden and a kick panel heater. Coving to the ceiling is in both areas with the dining part having plenty of space for a table and chairs with a feature panelled wall having wall lights plus there is a designer upright radiator. Glass panelled double doors lead to the orangery and an internal door leads to the hallway





ORANGERY 12'7" x 8'6"

Outstanding additional space, significantly improving the functionality and entertainment potential of this area. Having full height solid walls, there is laminate flooring, double glazed windows to three aspects, upright designer radiator, wall lights and French doors to the garden. Glazed double doors leads to the kitchen diner.





LANDING 6'6" x 6'0"

Stairs ascend from the hallway to this first floor landing with carpet flooring, a church style radiator, coving to the ceiling and access to the loft.



BEDROOM ONE 11'6" to rear of robes x 10'6"

Another exceptionally presented room, having excellent storage with fitted wardrobes having sliding doors. There is carpet flooring, natural light is brought in via the double glazed window to the front also giving open views and there is church style radiator. Internal doors lead to the en suite and landing.



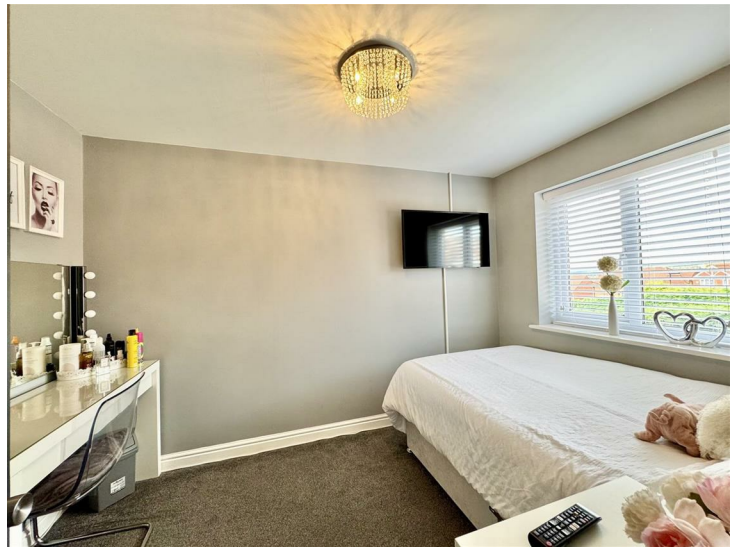
EN SUITE 9'11" x 4'11"

Beautiful en suite having a three piece suite consisting of a tiled, double shower cubicle with thermostatic shower, vanity wash unit with rectangle basin, storage under, mixer tap and close coupled WC. There is a tiled floor, double glazed window with obscure glass, inset ceiling spotlights, extractor fan and cube chrome towel radiator. An internal door leads to the main bedroom.



BEDROOM TWO 11'1" x 7'8"

Second double bedroom, this time to the rear of the property and having views of the garden and beyond through the double glaze window. There is plenty of space for freestanding bedroom furniture, carpet flooring and an upright designer radiator. An internal door leads to the landing.



BEDROOM THREE 9'1" x 6'9"

Third double bedroom, currently used as a dressing room, however, having plenty of space for a bed and bedroom furniture. There is carpet flooring, natural light is brought in via the double glazed window which overlooks the garden and there is an upright designer radiator. An internal door leads to the landing.



BATHROOM 6'5" x 5'11"

Family bathroom having a three piece suite in white consisting of a panel bath with mixer tap, vanity wash unit with mixer tap, storage under and close coupled WC. There is tiling to splash areas, retro vinyl flooring and cube chrome towel radiator. A double glazed window with obscure glass brings in natural light and there are inset ceiling spotlights. An internal door leads to the landing.



GARAGE 16'10" x 9'0"

Detached garage with multi function use having its own consumer unit, power sockets, light and an up and over door. It is also heightened by the fact it has it's own roof, giving extra storage and potential.

EXTERNALLY

Driveway and space to the front give off road parking for multiple vehicles, there is a mature Yucca and large conifer which give extra privacy while not interrupting the admiral views. There is side access to the rear garden which again has superior views and consists of decking, patio and artificial lawn areas, attracting the sun throughout the day. There is an outside tap and two external power points, extremely useful when entertaining.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

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

COUNCIL TAX
Barnsley D

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage and Driveway

RIGHTS AND RESTRICTIONS:

Grade 11 listed / In a conservation area / Tree Preservation Order / The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land /

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:

Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

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

~ 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.

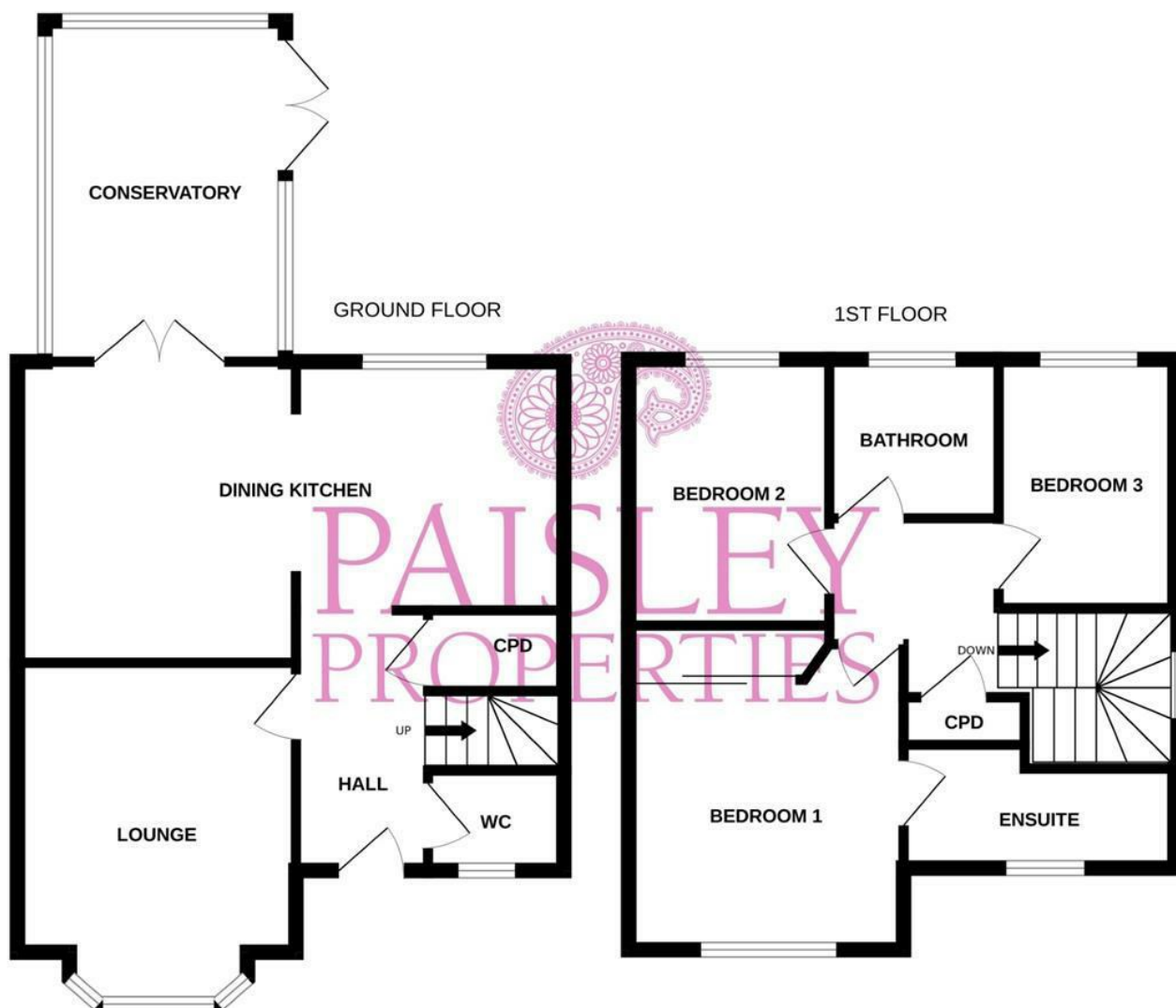
~ Paisley Mortgages ~

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.

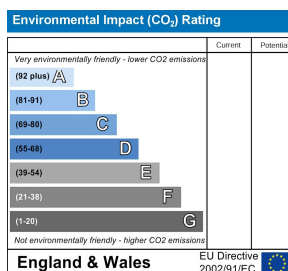
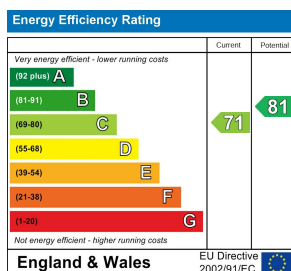
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ 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.



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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PAISLEY
PROPERTIES