

5 Beaulieu View,
Mapplewell S75 6FL

OFFERS OVER
£300,000



THIS FABULOUS THREE BEDROOM EXTENDED DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERS SPACIOUS ACCOMMODATION WITH A SPECTACULAR LIVING KITCHEN DINER, LOCATED IN THIS SOUGHT AFTER CUL DE SAC WITH GARDENS, SUMMER HOUSE, PARKING AND GARAGE.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

LOUNGE 15'7" max x 14'1" max

You enter the property through a composite front door into the generous sized lounge with plenty of light brought in via the double glazed window to the front which also attracts lovely open views over the green. The focal point of the room is the fireplace with marble base and wood surround, there is plenty of room for living room furniture and there is sold engineered wood flooring. There is a wall mounted radiator, pendant lighting and a staircase leading to the first floor. A sold oak internal door leads to the kitchen.



BREAKFAST KITCHEN 15'7" x 9'1"

Magnificent space, greatly improved by the exceptional extension and recently installed high class kitchen. The breakfast kitchen part of the overall space has an excellent range of modern matching wall and base units with a light grey finish, square edged wood effect worktops, matching splashbacks and square composite sink with mixer tap. Integral appliances come in for the form of the electric cooker, four ring gas hob with black contemporary extractor hood over, upright fridge freezer, dishwasher and waste bin. There is plumbing for a washing machine, inset ceiling spotlights, designer upright radiator and double glazed window to the rear with an outlook towards the garden and bringing in natural light. The matching breakfast bar is a great addition and is movable giving the space extra flexibility. This area is open to the living part and a sold oak internal door leads to the lounge.



LIVING/DINING AREA 10'5" x 9'10"

Fabulous space with multi function use and flooded with light via the double glazed French doors with glazing above, to the side and large double glazed windows. There are inset ceiling spotlights, to designer upright radiators and laminate flooring. There is plenty of space for freestanding furniture and the space is open to the kitchen.

LANDING 8'10" x 6'1"

Stairs ascend from the lounge to the first floor landing with a double glazed window to the side bringing in natural light, carpet flooring and access to the loft via the hatch which has an attached pull down, folding wooden ladder. Internal doors lead to the bathroom and all bedrooms.



BEDROOM ONE 12'5" x 9'2" max to rear of robes

Appealing master bedroom with excellent fitted furniture in the form of the triple wardrobe having sliding doors, one of them mirrored. There is solid wood flooring, a wall mounted radiator and ceiling lighting. The double glazed window to the rear brings in natural light and gives views of the garden. An internal door leads to the landing.



BEDROOM TWO 10'7" x 8'3"

Alternative main bedroom, this time located at the front of the property with the double glazed window bringing in natural light and giving a very pleasing outlook over the green. There is wood flooring, plenty of space for freestanding bedroom furniture, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.



BEDROOM THREE 7'0" x 6'7"

Well proportioned single bedroom, again located at the front with the double glazed window giving the same pleasing views as bedroom two. There is space for freestanding bedroom furniture, a wall mounted radiator and wood flooring. An internal door leads to the landing.



BATHROOM 7'4" x 6'1"

Stylish house bathroom with a four piece suite in white consisting of an oval bath with corner mixer tap having attached house, separate tiled corner shower cubicle with rain shower over and separate hose, vanity wash basin with storage under and mixer tap and twin flush low level WC. There is a modern, grey towel radiator, a double glazed window with obscure glass brings in natural light and there is tiled flooring. There is ceiling lighting and an internal door leads to the landing.



EXTERNALLY

There is a lawn area to the front with a driveway for two cars leading to the garage. There is side access to the rear garden which has a variety of seating areas, a lawn and a superb summer house, recently erected. There are mature planted borders and there is a door leading to the garage.

GARAGE 13'8" x 8'10"

Having a remote electric door, this garage could accommodate a car and alternatively has storage usage complimented by the area in the roof space which is access via a hatch. There is power, light and a door leads to the garden.

SUMMER HOUSE 16 x 6

Exceptional recent addition, this Mercia double door Shiplap Maine Pent Summerhouse is perfect for those warm summer days and useful for storage in the winter.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

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

COUNCIL AND COUNCIL TAX BAND:

Barnsley C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage and driveway

RIGHTS AND RESTRICTIONS:

None

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

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.

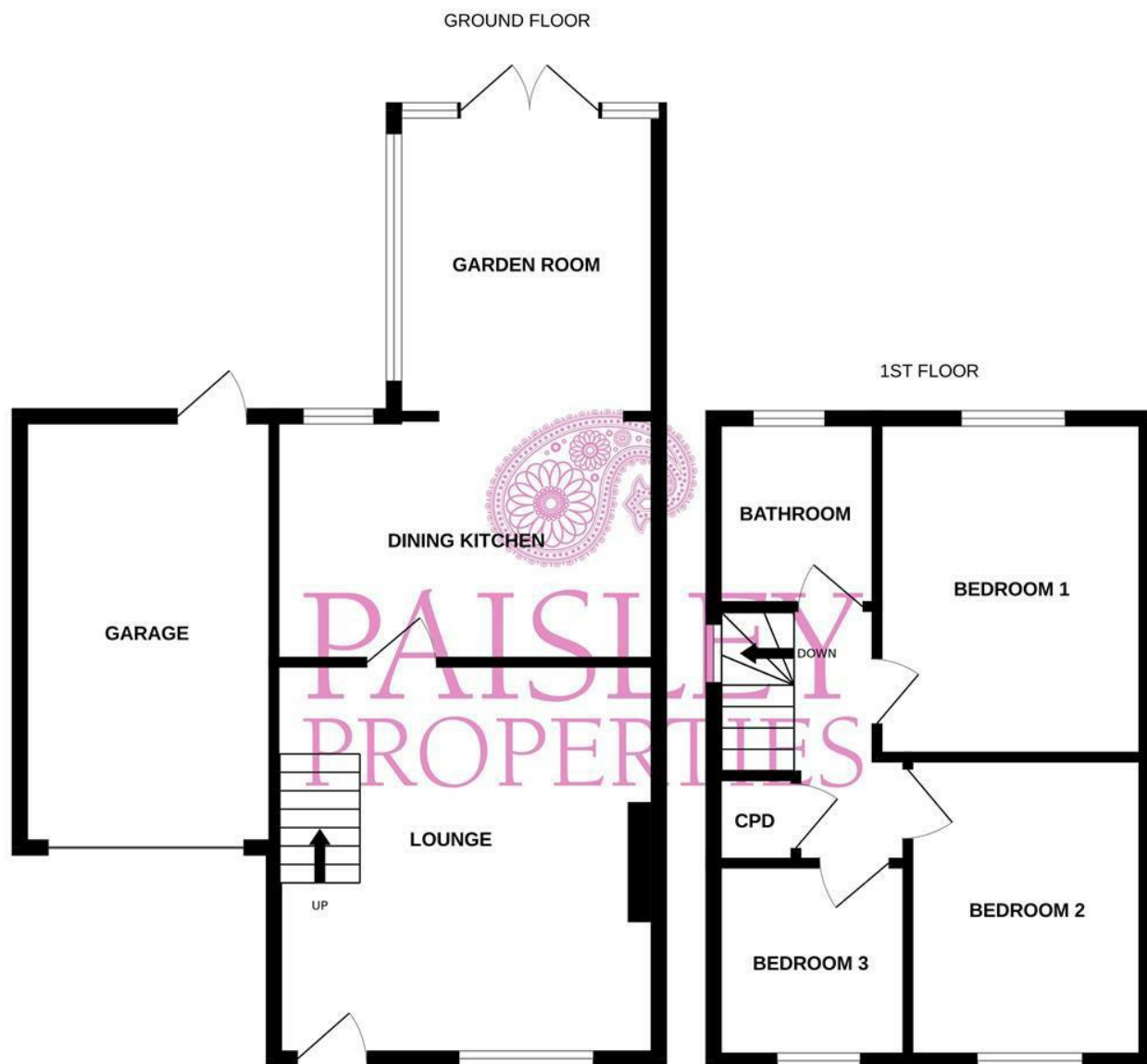
~ Paisley Mortgages ~

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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PAISLEY
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