

MoveNow Properties



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FOR SALE

Oaks Farm Drive, Darton,

S75 5BZ

3 Bedroom, Bungalow

£425,000



Movenowproperties are delighted to offer this superbly appointed 3 bedroom detached bungalow, recently renovated to an impeccable standard. Nestled on a generous corner plot, this residence offers expansive living space across a single floor. From its tasteful finishes to its thoughtful layout, every aspect of this home has been carefully considered and executed. A viewing is a must to fully appreciate the beauty and comfort it has to offer.

- **Three Good-Sized Bedrooms:** Retreat to spacious bedrooms offering ample room for relaxation and personalisation.
- **Convenient Drive & Garage:** Enjoy hassle-free parking with a convenient drive and integral garage featuring an electric door for effortless access.
- **Kitchen / Diner / Sun Room Extension:** Experience the epitome of open-plan living with a seamlessly integrated kitchen, dining area, and sunroom extension, perfect for entertaining or enjoying daily life bathed in natural light.
 - **Spacious Landscaped Private Garden:** Step into your own private oasis with a generously sized landscaped garden, providing a tranquil escape from the hustle and bustle of everyday life.
- **Outdoor Bar:** Elevate your outdoor entertaining with a versatile outdoor bar, ideal for hosting gatherings or simply unwinding in style.
- **Modern Bathroom:** Refresh and rejuvenate in a sleek and contemporary bathroom boasting modern fixtures and fittings.
- **Utility Room:** Experience added convenience with a dedicated utility room, offering practical space for laundry and household chores.
- **Separate WC:** Enjoy added privacy and functionality with a separate WC, enhancing the practicality of your home.
- **Must Be Viewed to Be Appreciated:** With its abundance of features and modern amenities, this property truly must be viewed to fully appreciate its charm and potential.

Entrance Hall

As you enter through the part-glazed composite door into the expansive entrance hallway, you're greeted by a sense of openness and style. This welcoming area features attractive laminate flooring, spotlights and a convenient cupboard for storage. From here, doors lead to the living room, kitchen, 3 bedrooms, and the house bathroom, providing effortless flow throughout the home.



Living Room

Measurements: 18' 6" x 11' 9" (5.65m x 3.58m)

The heart of this home is the impressive living room, where family and friends can gather in comfort and style. This inviting space boasts double glazed oak doors leading to the dining kitchen, creating seamless connectivity. A modern media wall with built-in storage adds a touch of sophistication, while tasteful decor, coving, and wood-effect laminate flooring complete the ambiance.



Kitchen / Dining Room / Sun Room

Measurements: 28' 7" x 22' 2" (8.70m x 6.76m)

The dining kitchen is a true showstopper. Accessed through double internal glazed doors from the lounge or via the hallway, this impressive area offers the quintessential setting for open-plan family living and socialising. With natural light streaming in from Velux windows and dual French doors leading to the private rear garden, this space seamlessly integrates a well-appointed kitchen, a formal dining area, and a family lounge area.

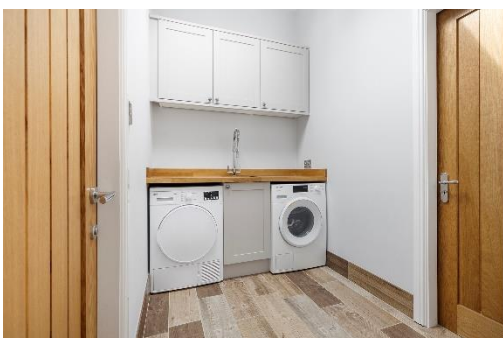
The kitchen features a range of wall and base units complemented by solid oak worktops and oak effect splashbacks. A Belfast sink with a mixer tap adds a touch of elegance, while integral appliances, including a dual electric oven, four-ring electric hob with overhead extractor, dishwasher, and microwave, cater to every culinary need. Ample space is provided for a large American-style fridge/freezer, ensuring convenience and practicality for modern living. A handy storage cupboard, nestled discreetly within the space, offers ample room for stowing household items and houses the boiler, ensuring both form and function are seamlessly integrated into the design.



Utility Room

Measurements: 7' 9" x 5' 5" (2.37m x 1.66m)

Adjacent to the dining kitchen, discover a well-appointed utility room designed with both style and practicality in mind. Featuring wall units and complemented by solid oak work surfaces. An undermount stainless steel sink, complete with a convenient pull-out spray mixer tap. Equipped with plumbing for a washing machine and ample undercounter space for a tumble dryer or freezer. A Velux window offers natural light, while wood-effect laminate flooring adds warmth and character. Conveniently positioned doors lead to both the integral garage and a W.C.



WC

Measurements: 7' 9" x 2' 10" (2.37m x 0.87m)

This well-designed W.C features a sleek white two-piece suite. A vanity hand wash basin with a contemporary waterfall tap and low flush WC adds a touch of sophistication. Natural light filters in through the rear obscure glazed window.



Bedroom 1

Measurements: 13' 1" x 9' 9" (3.99m x 2.97m)

Indulge in the tranquillity of the master bedroom positioned at the front of the property. With ample space for bedroom furniture double glazed window, radiator and carpet flooring.



Bedroom 2

Measurements: 13' 1" x 9' 7" (3.99m x 2.91m)

The second bedroom mirrors the elegance of the master bedroom with its spacious layout and front-facing double glazed window. Featuring radiator and carpet flooring.



Bedroom 3

Measurements: 9' 7" x 7' 10" (2.92m x 2.39m)

The third bedroom currently serving as a dressing room is a versatile space which could effortlessly accommodate a small double bed and freestanding furniture if desired. A double glazed window overlooking the side.



Bathroom

Measurements: 11' 1" x 5' 10" (3.37m x 1.78m)

The impressive four-piece suite elevates your bathing experience, featuring a walk-in shower adorned with a soothing waterfall shower and separate shower head, alongside a bath complete with a central mixer tap for indulgent relaxation. The vanity area boasts his and hers hand wash basins, each graced with a waterfall mixer tap. A wall-mounted W.C. discreetly completes the suite, ensuring functionality without compromising on style.



Outside

Step outside into the landscaped gardens, enveloping the property on three sides. Enjoy the beauty of varying tiers, mostly laid to lawn and meticulously maintained with raised flower beds filled with mature plants, trees, and shrubs.

A lovely raised flagged patio provides ample space for outdoor dining furniture and perfect for alfresco gatherings.

Additional outdoor living space is provided with a versatile outdoor bar, complete with lighting and power. This stylish addition offers the perfect setting for entertaining friends and family in the comfort of your own home.



Garage

Measurements: 17' 0" x 8' 7" (5.19m x 2.62m)

Discover the convenience of the integral garage, accessible via a door off the utility room or externally through an electric roll top door at the end of the large paved drive. Offering off-road parking for multiple vehicles, the spacious drive ensures ease and convenience for homeowners and guests alike.

Additional information

This property has triumphed over past challenges to emerge as a symbol of resilience and renewal. While it experienced flooding due to nearby gully overflow in the past, rest assured that comprehensive measures have been implemented to fortify the home against future incidents.

Following thorough repairs covered by insurance, the property now boasts restored interiors and structural enhancements, ensuring it stands strong and secure. Modern engineering solutions have been deployed to address the root cause of the flooding, providing peace of mind to prospective buyers.

Broadband connection

Fibreoptic

Mobile Coverage

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

Spacious Private Drive & Garage

Council Tax

Band D

EPC Rating

C73 – Please contact us to obtain the full EPC.

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/>

Tenure

Freehold

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

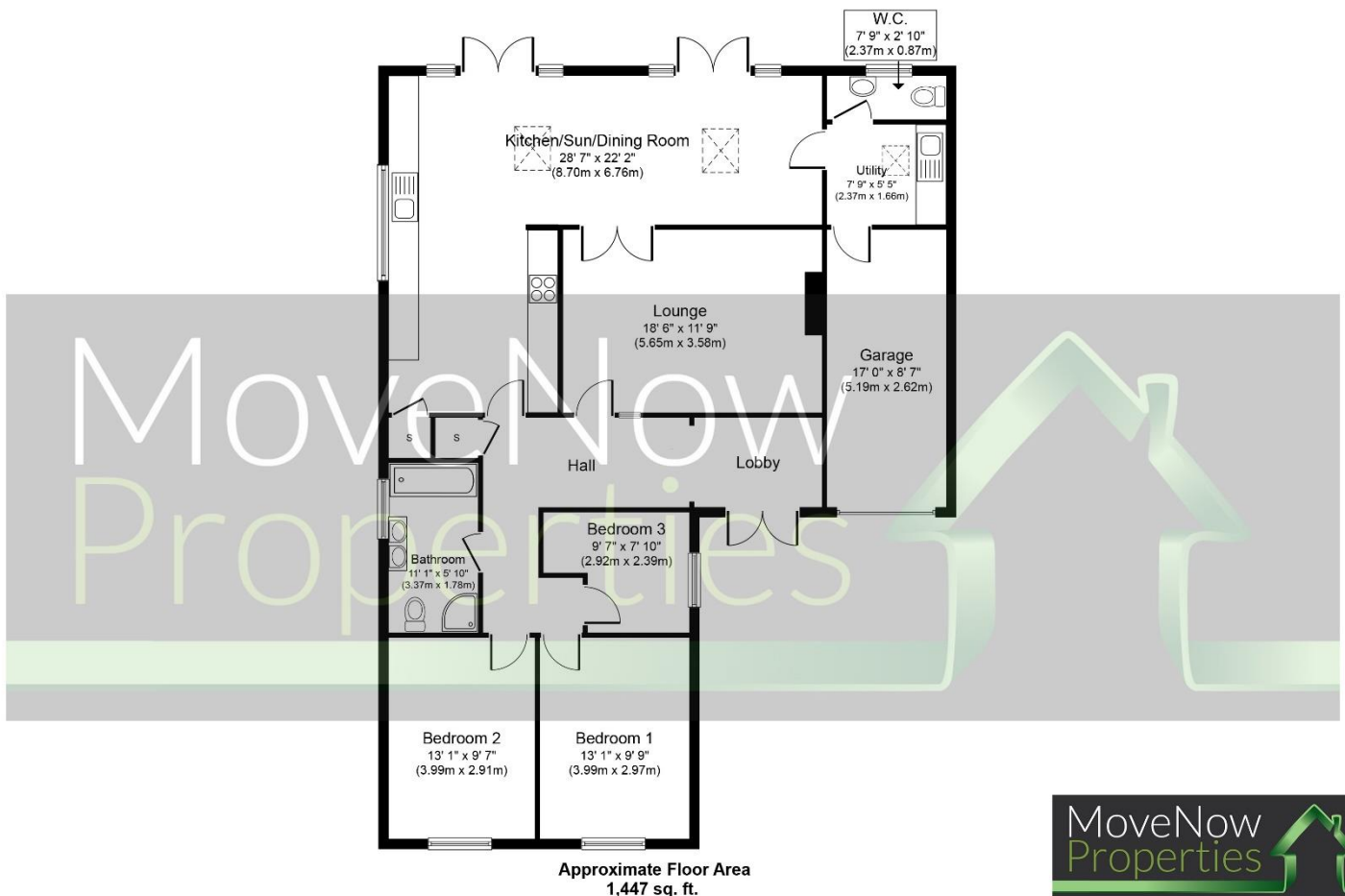
Free valuations

Considering selling or letting your property?

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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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