

# MoveNow Properties



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## FOR SALE

**Roman Road, Darton,**

**Barnsley, S75 5DG**

**4 Bedroom, Detached**

**£335,000**



Movenowproperties are thrilled to present this exceptional 4-bedroom detached family home for sale.

Boasting versatility and comfort, this residence features two bathrooms, two reception rooms, an extended kitchen/dining room, and a delightful private garden. To truly appreciate the charm and potential of this property, viewing is a must.

- Four spacious bedrooms
- Two inviting reception rooms
- Two beautifully appointed bathrooms
- Ample off-road parking plus garage
- Distinctive detached family home
  - Tranquil private rear garden
- Expansive extended kitchen/dining room
  - Convenient utility room
- Garage featuring an electric door for seamless access

**Accommodation briefly comprises:**

**Entrance Porch:**

Step into the inviting entrance porch, where modern tile-effect vinyl flooring greets you underfoot. A UPVC external door with a second door opening to reveal the spacious living room, complete with a radiator and ambient wall lights.

**Living Room:**

**Measurements: 18'5" x 13'11" (5.61m x 4.23m)**

Unwind in the living room, adorned with carpet flooring. Three radiators ensure a cosy atmosphere, while wall lights add a touch of elegance. Double glazed windows frame views of the front, while stairs gracefully ascend to the first floor.



**Kitchen Diner:**

**Measurements: 23'0" x 18'2" (7.01 m x 5.54m)**

Discover culinary delights in the expansive kitchen / diner, boasting a tasteful array of wall and base units complemented by stylish tile splashback. Integrated appliances, including a dishwasher, oven, electric hob, and cooker hood, promise seamless functionality. Natural light floods the space through two Velux windows and patio doors that lead to the private rear garden. Recessed spotlights illuminate the room, while a spacious kitchen island offers a delightful spot for casual dining.



**Utility:**

**Measurements: 6'2" x 5'10" (1.88m x 1.77m)**

A convenient utility space with a useful storage cupboard and wall units. Provision for a dryer and washing machine and an external door providing easy access to the side of the property.



**Bedroom Three / Additional Reception Room:**

**Measurements: 12'3" x 11'5" (3.74m x 3.47m)**

Currently used as a fourth bedroom with laminate flooring, recessed spotlights, and a radiator. This versatile space also presents an opportunity for an additional reception room, complete with a double glazed window offering serene views of the rear garden.



**Downstairs Bathroom:**

**Measurements: 11'9" x 7'0" (3.58m x 2.14m)**

Enjoy modern tile-effect vinyl flooring in the bathroom, which houses a Jacuzzi bath and a large waterfall shower. Recessed spotlights illuminate the space, while a frosted double glazed window offers privacy. A low flush WC and towel heater complete the amenities.



**Stairs and Landing:**

Ascend the carpeted stairs to the landing, which provides access to bedrooms 1, 2, 3, and the family bathroom.

**Master Bedroom:**

**Measurements: 10'0" x 9'9" (3.04m x 2.98m)**

This inviting bedroom features laminate flooring, a double glazed window overlooking the rear, radiator, and an opening leading to the dressing room.



**Dressing Room:**

**Measurements: 8'1" x 5'1" (2.46m x 1.55m)**

Formerly bedroom four, now transformed into a unique dressing area with laminate flooring, double glazed window, radiator, and fitted wardrobes with oak sliding doors.



**Bedroom Two:**

**Measurements: 10'8" x 10'0" (3.26m x 3.05m)**

Currently staged as a second living area this double bedroom offers laminate flooring, radiator, double glazed window overlooking the front, and useful storage cupboard.



**Bedroom Four:**

**Measurements: 8'0" x 7'9" (2.43m x 2.36m)**

Another double bedroom with laminate flooring, double glazed window overlooking the front, and radiator.



**Bathroom:**

**Measurements: 9'5" x 5'0" (2.86m x 1.53m)**

A newly refurbished bathroom featuring modern tiling on floors and walls, two frosted double glazed windows providing natural light, a bath with an overhead water shower, low flush WC with concealed cistern, wash basin set in a modern vanity, black towel heater, and recessed spotlights.



**Outside:**

To the front a driveway provides private off-road parking, while the enclosed rear garden beckons with artificial lawn, raised decking, and flourishing shrubs, offering a haven for relaxation and recreation.



**Double Garage and Snug Room:****Measurements: 16'6" x 8'7" (5.02m x 2.61m), 15'4"x7'7" (4.68m x 2.30m)**

The double garage includes a converted additional reception room, equipped with power, lighting, and a radiator for added comfort. Accessible through a UPVC door at the rear, the garage also features an up-and-over electric door and houses the boiler, ensuring functionality and convenience.

**Broadband connection**

Fibreoptic

**Satellite / Fibre TV Availability**

BT

Sky

Virgin

**Parking**

Private Drive & Garage

**Additional Information**

Planning Permission was granted in 2018 for a rear extension.

**Council Tax**

Band D

**Tenure**

Freehold

**Viewings**

For further information or to arrange a viewing please contact our office on 01226 593477.

**Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

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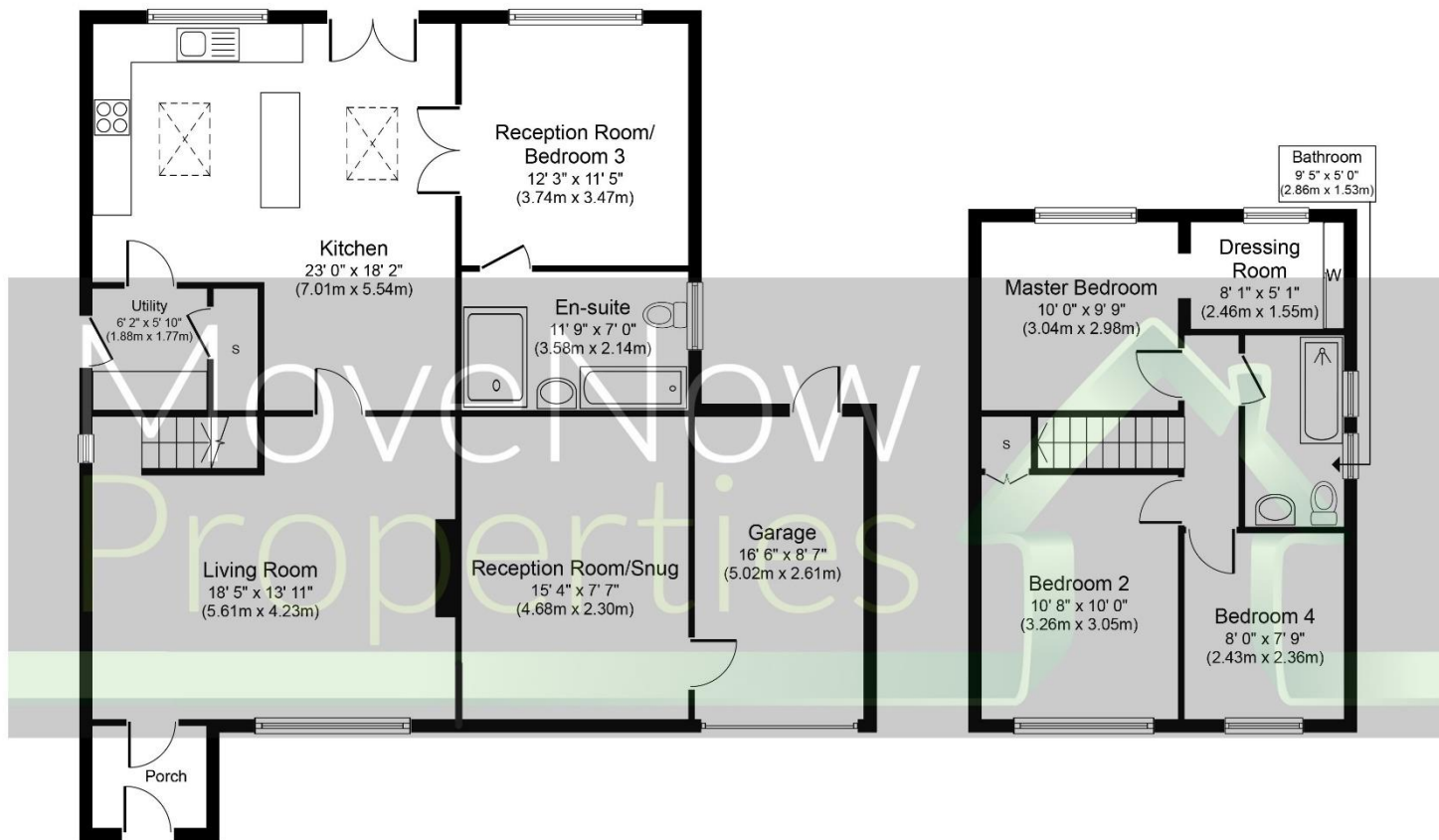
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## Floor plans

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.



**Ground Floor**  
Approximate Floor Area  
1,236 sq. ft.  
(114.8 sq. m.)

**First Floor**  
Approximate Floor Area  
464 sq. ft.  
(43.1 sq. m.)



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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