



BEECROFT
ESTATES

1 Edderthorpe Lane

Darfield, Barnsley, S73 9AT

Offers In The Region Of £280,000



We are proud to present to the market this beautifully maintained and spacious three-bedroom detached property, ideally located in the sought-after area of Darfield, Barnsley.

This delightful home offers excellent curb appeal with well-kept front and rear gardens, along with the convenience of off-road parking and a large garage. Inside, the property boasts generous living space including a welcoming lounge, separate dining room, and a well-appointed kitchen.

Upstairs, you'll find three good-sized bedrooms, with the first and second bedrooms benefiting from their own en-suite bathrooms. A modern house bathroom serves the rest of the home. Additional features include gas central heating throughout and proximity to a range of local amenities, schools, and excellent transport links.

This home is perfect for families or anyone seeking space, comfort, and a great location.



GROUND FLOOR

ENTRANCE HALL

You are welcomed into the property through a composite entrance door, leading into a spacious hallway featuring elegant tiled flooring, a wall-mounted radiator, and a staircase rising to the first floor. The hallway provides access to all ground floor rooms.

LOUNGE

The lounge offers a warm and inviting atmosphere, featuring a wall-mounted radiator and an elevated double-glazed window that allows for plenty of natural light.

DINING ROOM

The dining room is tastefully presented with a wall-mounted radiator, and an elevated double-glazed window that fills the space with natural light.

KITCHEN

The kitchen is well-appointed with a range of modern wall and base units, complemented by an inset sink and drainer with a mixer tap. Character features such as original exposed beams add charm, while practical elements include space for a cooker, plumbing for a washing machine, and tiled flooring. A wall-mounted radiator provides warmth, there is a rear-facing double-glazed window and door.

BATHROOM

The house bathroom is fitted with a three-piece suite comprising a low flush WC, a vanity-style wash hand basin, and a corner panelled bath. Additional features include laminate flooring, a wall-mounted radiator, and an elevated double-glazed window providing natural light and ventilation.

GARAGE/WORKSHOP

FIRST FLOOR

LANDING

Having original beams.

BEDROOM ONE

The first bedroom offers a bright and comfortable space, featuring a wall-mounted radiator, and two elevated double-glazed windows that allow for plenty of natural light.

EN-SUITE

Adjoining the first bedroom is a stylish and modern en suite, fitted with a contemporary three-piece suite comprising a low flush WC, a wash hand basin, and a spacious walk-in shower.

BEDROOM TWO

The second bedroom features integral wardrobes for convenient storage, a wall-mounted radiator, and two elevated double-glazed windows that provide a bright and airy feel.

EN-SUITE

Leading from the second bedroom is the en suite offering a low flush WC, wash hand basin and step in shower cubicle.

BEDROOM THREE

The third bedroom provides a wall mounted radiator and an elevated double glazed window.

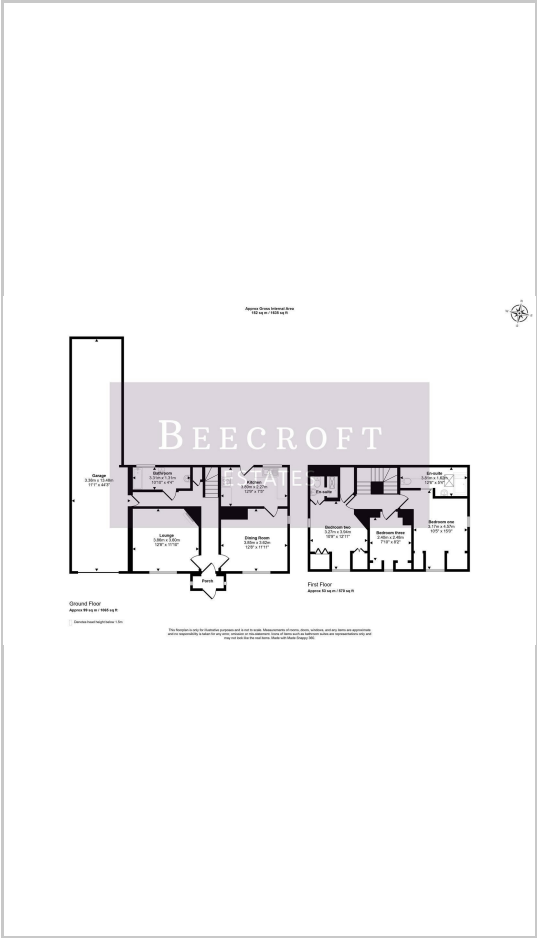
OUTSIDE

Externally, the property boasts well-maintained gardens to both the front and rear, offering attractive outdoor spaces for relaxation and entertaining. A driveway to the side provides ample off-road parking and leads to a double-length garage, ideal for additional storage or workshop use.

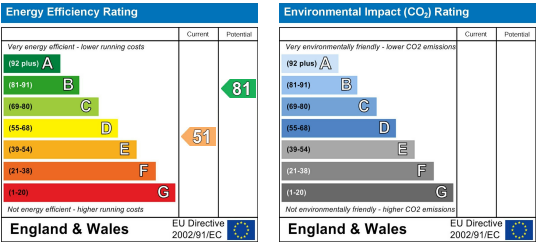
Area Map



Floor Plans



Energy Efficiency Graph



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