



3 Rowan Drive, Barnsley, S75 2JG

Asking Price £370,000

This charming detached bungalow, ideal for families and couples, features three bedrooms, two spacious reception rooms, a well-equipped kitchen, a garage, off road parking, and a well established garden, all situated in a peaceful and highly sought-after Cul De Sac location.

Viewings are highly recommended to appreciate what this beautiful property has to offer.
Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Intro

For sale is this charming detached bungalow, situated in a quiet and peaceful cul de sac location, highly sought after by families and couples alike. The property boasts of two spacious reception rooms, three bedrooms, and a well-equipped kitchen.

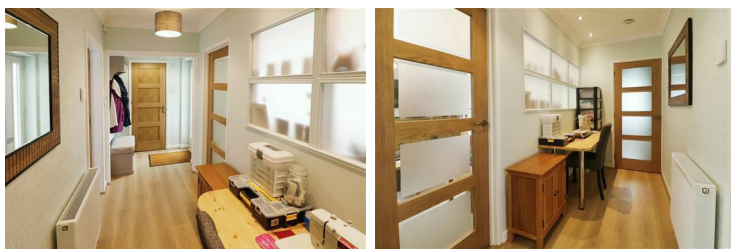
The reception room #1 is open-plan, featuring large windows that allows a generous amount of natural light to flood the space. The fireplace adds a cozy touch, making it a perfect setting for intimate gatherings. Reception room #2 offers high ceilings, a stunning garden view, and direct access to the well-established garden. The sky lights further enhance the well-lit ambiance of this room.

The kitchen comes with modern appliances and is awash with natural light, making it a delightful space to prepare meals. The property offers three bedrooms, each with their unique features. Bedroom #1 is a double master bedroom with built-in wardrobes and plenty of natural light. Bedroom #2 is a spacious double room, again with built-in wardrobes and natural light. Bedroom #3, while not currently used as a bedroom but nevertheless very functional with its built-in wardrobes.

The property has recently been renovated, including a stylishly updated cloakroom. Unique features of this property include the availability of a garage, parking spaces, and a garden. The bungalow is rated D for energy performance and falls within the Council Tax Band D.

This property is a truly unique find offering a blend of comfort, style, and convenience. Its serene location and the array of features make it an ideal home for a variety of potential buyers.

Entrance Hall



With a front facing composite entrance door, central heating radiator and decorative coving to the ceiling. The hall is a good size which is currently used as a craft area and additional utility space,

WC 3'4" x 4'11" (1.02 x 1.50)



With a two piece suite comprising of a pedestal hand wash basin, low flush WC and central heating radiator.

Lounge 17'2" x 11'1" (5.25 x 3.38)



With a large front facing UPVC window, decorative coving to the ceiling and central heating radiator with the focal point of the room being the fireplace with gas fire inset. The room benefits from natural light and décor and is also open plan to the dining area.

Dining Area 12'7" x 8'2" (3.86 x 2.51)



Being just off the lounge with a rear facing UPVC window and door to the sun room. The dining area benefits from natural décor with coving to the ceiling and central heating radiator.

Sun Room 8'7" x 11'5" (2.63 x 3.48)



With side and rear facing UPVC windows, along with two sky light windows allow lots of natural light and enjoyable views over the garden. The room also benefits from a central heating radiator.

Kitchen 8'9" x 12'1" (2.68 x 3.70)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, electric oven and hob with hood above. The kitchen also benefits from a built in storage cupboard which also houses the boiler.

Bedroom One 10'9" x 12'0" (3.30 x 3.66)



With a side facing UPVC window, central heating radiator and comprehensive fitted wardrobes. The bedroom is of double size and also benefits from carpets to the floor, neutral décor and ceiling fan light.

Bedroom Two 10'2" x 12'0" (3.12 x 3.66)



With a front facing UPVC window, central heating radiator and comprehensive fitted wardrobes. The bedroom is of double size and also benefits from carpets to the floor and neutral décor.

Bedroom Three 8'10" x 7'6" (2.71 x 2.31)



With a rear facing UPVC window, central heating radiator and comprehensive fitted wardrobes. The bedroom is currently used as a home office and also house the attic hatch.

Shower Room 5'6" x 6'10" (1.70 x 2.10)



With a three piece suite comprising of a walk in shower, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>
We advise all clients to discuss the above points with a convincing solicitor.

To the front of the property is a driveway providing off road parking for a multiple vehicles which in turn also provides access to the detached garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with composite decking and summer house. The rear garden is perfect for entertaining on those warm summer days with lots of space and outside bar, there is also external electrical sockets.

material Information

Council Tax Band: D

Tenure: Freehold

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

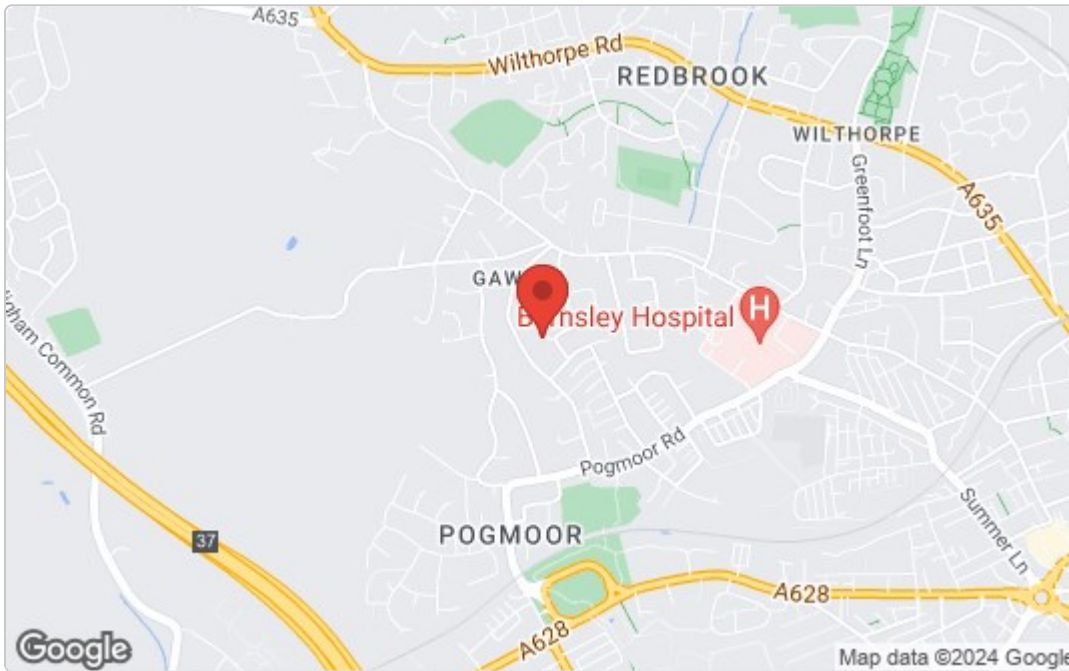
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

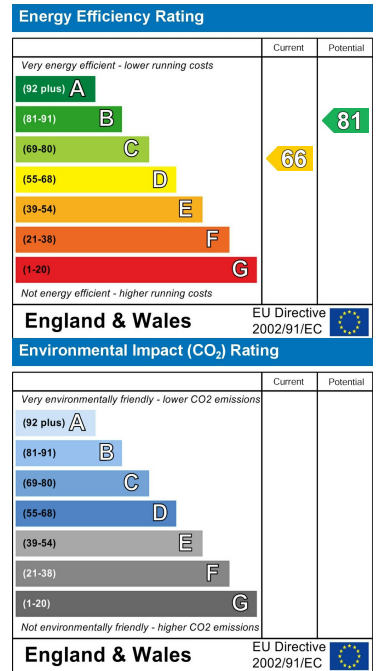
All buyers are advised to check the Coal Authority

Floor Plan

Area Map



Energy Efficiency Graph



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