

21 Doncaster Road, Darfield, Barnsley, S73 9JB

Offers In The Region Of £310,000

This immaculate, detached Dorma bungalow, ideal for families and couples, features three double bedrooms including a master with en-suite, a stylish kitchen with dining area, two distinctive reception rooms, a newly refurbished bathroom, and convenient garage and parking, all in a well-connected area.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

Presenting an immaculate, detached bungalow, listed for sale in an area well-connected by public transport links. This property is an ideal residence for families and couples alike, boasting ample space and a host of stand-out features.

The property offers a comprehensive living space with three double bedrooms. The master bedroom is a particularly enviable space, benefiting from an en-suite and an abundance of natural light. The second bedroom features built-in wardrobes, while the third bedroom is spacious and well-lit, lending itself to a multitude of uses.

At the heart of the property is a stylish kitchen, equipped with built-in pantries, a utility room, and granite countertops. A dining space within the kitchen provides a wonderful area for family meals or entertaining guests.

The property benefits from two reception rooms, each with their own unique features. Reception room one boasts large windows and a homely fireplace, perfect for cosy nights in. The second reception room presents a serene garden view, making it an ideal space for relaxation.

The property features a newly refurbished bathroom, complete with modern fixtures and fittings.

Outside, the property comes with a garage and additional parking space, providing ultimate convenience for homeowners.

With an EPC rating of E and falling into the council tax band D, this property is a sound investment. Make this immaculate bungalow your home and enjoy the space, comfort, and convenience it offers.

Entrance hall



With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge



With front and side facing UPVC windows allowing natural light, central heating radiator, decorative coving to the ceiling and the focal point of the room being the marble fireplace with electric fire inset.

Kitchen



Set beneath the rear facing UPVC double glazed window and incorporated into the granite 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 a integrated double oven, induction hob, slimline dishwasher and fridge. The kitchen benefits from a central heating radiator and space for a dining table.

Utility Room



With a rear facing UPVC window, wall and base units with space and plumbing for a automatic washing machine. The utility also houses the wall mounted boiler.

Dining Room



With a central heating radiator and sliding UPVC doors providing access to the sun room.

Sun Room



Built upon a brick base with UPVC glazing to include a side facing entrance door and enjoying views over the rear garden.

Ground Floor Bedroom



With a front facing UPVC window, central heating radiator and new comprehensive fitted wardrobes.

Bathroom



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.

Master Bedroom



With a rear facing UPVC window and central heating radiator. The master benefits from being a double sized room with dressing area and En Suite.

En Suite



With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central heating radiator.

Second Bedroom



With a rear facing UPVC and central heating radiator, the room is of double size and is currently used as a home office.

Front Elevation



To the front of the property is a laid to lawn garden with established plants and shrubs and driveway providing off road parking for two vehicles, which in turn leads to the garage.

Rear Elevation



To the rear of the property is a generously sized laid to lawn garden with patio area and established plants and shrubs.

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: Driveway

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 website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

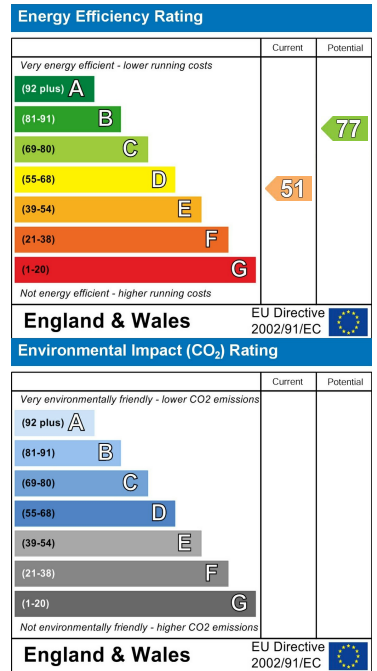
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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