



12 Padua Rise

Darfield, Barnsley, S73 9PQ

£200,000

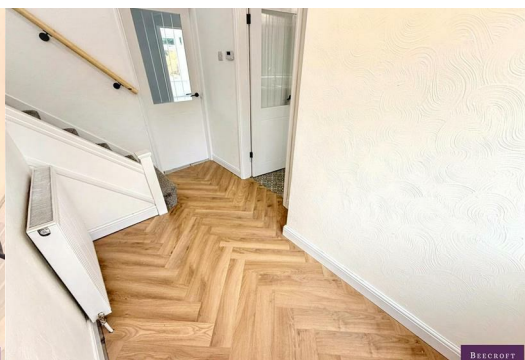


A RECENTLY RENOVATED THREE-BEDROOM DETACHED HOME IN DARFIELD

This recently renovated three-bedroom detached home is situated in the popular area of Darfield and, in our opinion, represents excellent value for those looking for a spacious detached property that is ready to move straight into.

The property boasts a driveway providing ample off-road parking, together with a good-sized garage which can accommodate either two smaller cars or a family-sized vehicle, while still offering useful workshop space to the rear.

Internally, the accommodation includes a spacious lounge, newly fitted kitchen and conservatory extension, providing excellent living space for families, first-time buyers or those looking to upsize.



GROUND FLOOR

ENTRANCE HALL

Featuring a front entrance door, laminate flooring and stairs rising to the first-floor landing.

LOUNGE

A spacious and versatile lounge/dining area benefiting from a feature fireplace and surround, radiator and a double glazed window overlooking the rear garden. The room also enjoys open-plan access to the conservatory extension, creating an excellent space for both everyday living and entertaining.

KITCHEN

A newly fitted and stylish kitchen comprising a range of wall and base units, complemented by attractive worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob and extractor unit, with further space for additional appliances and plumbing for a washing machine. The kitchen also benefits from a front-facing double-glazed window, providing natural light, along with useful additional storage cupboards.

CONSERVATORY

An additional reception room, semi-open plan to the lounge, offering a versatile and light-filled space that could be utilised as a dining area, children's playroom or further sitting room. Overlooking the rear garden, this flexible room provides an excellent extension to the main living accommodation and is ideal for relaxing, entertaining or family use.

FIRST FLOOR

BEDROOM ONE

A well-proportioned double bedroom benefiting from a double-glazed window and radiator, providing a comfortable and inviting space.

BEDROOM TWO

A further well-proportioned double bedroom benefiting from a double-glazed window, radiator and useful fitted storage, providing a comfortable and practical living space.

BEDROOM THREE

A well-proportioned third bedroom benefiting from a double-glazed window and radiator, offering a comfortable and versatile space ideal for a bedroom, home office or nursery.

BATHROOM

A newly fitted and stylish bathroom suite comprising a bath with shower over, vanity wash hand basin and WC. The room is further complemented by an obscure glazed window, allowing natural light whilst maintaining privacy, and a heated ladder-style towel rail.

OUTSIDE

Externally, the property benefits from well-maintained front and rear gardens, together with a driveway to the side providing ample off-road parking and leading in turn to the detached garage. The outdoor space offers both practicality and excellent potential for enjoying the gardens.

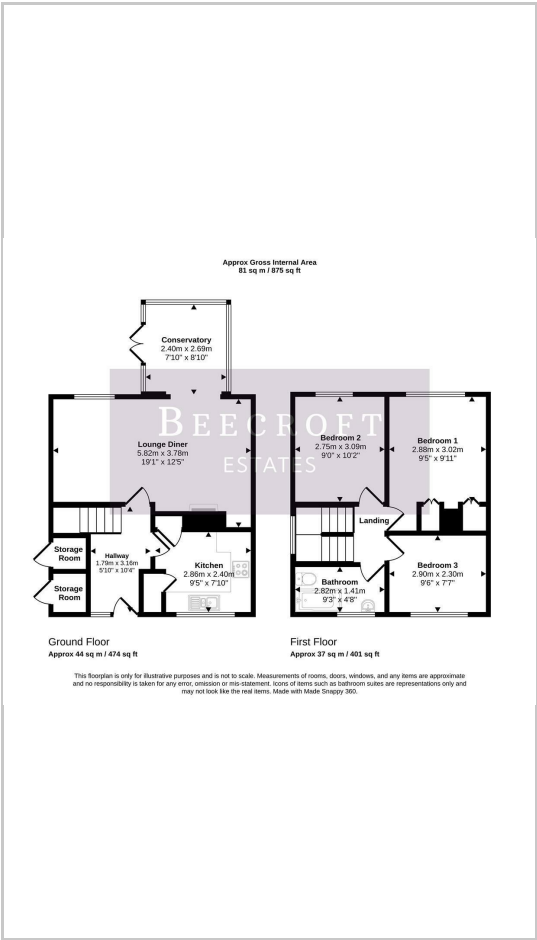
GARAGE 26'2" x 10'5" (8 x 3.2)

The detached garage offers a generous and versatile space, comfortably accommodating either two smaller cars or a family-sized vehicle, while also providing useful workshop space to the rear. Ideal for those requiring additional storage, parking or workspace.

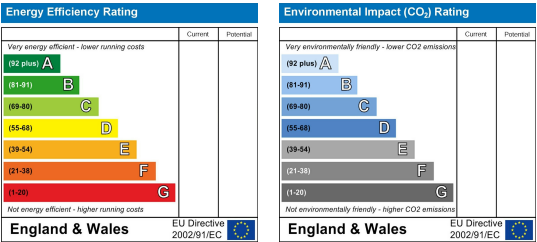
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.