



**Offers in excess of £400,000**

**TENURE : FREEHOLD**

Fulford Close, Darton , S75

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 3**

**Outstanding detached bungalow set on a desirable corner of a quiet cul-de-sac**

**CCTV and alarm for added security**

**Three well-proportioned bedrooms including a spacious principal suite**

**Generous lounge with direct access to the conservatory and garden**

**Contemporary en-suite shower room plus a superb family bathroom**

**Separate formal dining room**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
[info@movenowproperties.com](mailto:info@movenowproperties.com) |

**01924 249349**

  
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Properties**

**Website: <https://movenowproperties.com>**

Movenowproperties are delighted to present this exceptional three-bedroom detached bungalow, offering generous and versatile accommodation throughout. Thoughtfully extended and beautifully arranged around a central hallway, the home provides a well-balanced layout with living spaces to one side and bedrooms to the other—perfectly suited to modern lifestyles.

### **Hallway**

A welcoming and spacious central hallway sets the tone for the property, providing seamless access to all principal rooms and enhancing the natural flow of the home.

### **Lounge**

19'9" x 12'6" (6.02m x 3.82m)

This impressive living area is both elegant and inviting. Featuring high-quality carpet flooring and patio doors opening onto the rear garden, the room is bathed in natural light. A further door leads into the conservatory, making this an ideal space for relaxing or entertaining.

### **Conservatory**

9'10" x 7'9" (3.00m x 2.37m)

Accessed from the lounge, this bright and airy conservatory enjoys delightful views over the rear garden. With power and lighting, it offers a versatile additional reception space suitable for year-round use, finished with modern laminate flooring.

### **Dining Room**

13'3" x 12'7" (4.05m x 3.84m)

Centrally located, the dining room provides an excellent setting for both formal dining and entertaining. It features open archway, carpeted flooring, leading through to the principal bedroom, creating a sense of space and continuity.

### **Kitchen**

9'9" x 8'2" (2.97m x 2.50m)

The contemporary kitchen, fitted approximately 4 years is well-appointed with a range of fitted units and integrated appliances, including a fridge freezer, oven, combi microwave, dishwasher, and induction hob with a modern extractor hood. Conveniently positioned, it offers easy access to the dining room and adjoining utility area.

### **Utility Room**

7'6" x 3'4" (2.29m x 1.02m)

Located adjacent to the kitchen, this practical space provides additional storage and dedicated laundry facilities.

### **Principal Bedroom with En-Suite**

17'6" x 13'8" (5.34m x 4.16m)

A standout feature of the home, the spacious principal bedroom boasts an entire wall of fitted wardrobes with mirrored sliding doors, offering excellent storage. Finished with carpeted flooring and a front-facing double-glazed window.

### **En-Suite**

13'7" x 3'8" (4.14m x 1.12m)

Beautifully finished to a high standard, the en-suite comprises a contemporary walk-in shower, fully tiled walls and flooring, a sleek vanity unit with wash basin, WC, and chrome heated towel rail.

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### **Bedroom Two**

11'4" x 9'4" (3.46m x 2.85m)

A generously proportioned double bedroom to the front of the property, complete with fitted wardrobes and carpeted flooring.

### **Bedroom Three**

9'9" x 9'5" (2.96m x 2.87m)

A versatile third bedroom, ideal as a guest room, home office, or additional bedroom. This room comfortably accommodates a double bed and features fitted wardrobes, carpeted flooring, and a rear-facing double-glazed window.

### **Family Bathroom**

7'3" x 6'3" (2.20m x 1.90m)

A well-appointed bathroom serving bedrooms two and three, fitted with a bath and overhead shower with glass screen, modern vanity unit with wash basin and WC, radiator, and frosted rear window.

### **External**

To the front, the property boasts a well-maintained garden and a generous driveway providing off-road parking for at least four vehicles, along with access to the double garage.

The rear garden is of an excellent size, enclosed and beautifully established with mature shrubs, a lawn, and a patio area ideal for outdoor dining and entertaining. A gate leads to an additional versatile garden space, perfect for seating, storage, or even a small allotment.

### **Double Garage**

17'6" x 16'11" (5.33m x 5.15m)

A substantial double garage located to the front of the property, offering secure parking or extensive storage, complete with power and lighting.

### **Location**

Situated within a highly sought-after residential area, the property enjoys close proximity to a wide range of local amenities, including well-regarded schools, shops, cafés, and restaurants. Excellent transport links are easily accessible, making it ideal for commuters, while the peaceful cul-de-sac setting ensures privacy and tranquillity.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

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.

Parking type: Off road.

Building safety N/A

Restrictions N/A

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Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

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.

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

### **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.

### **Viewings**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

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

### **Agents Note**

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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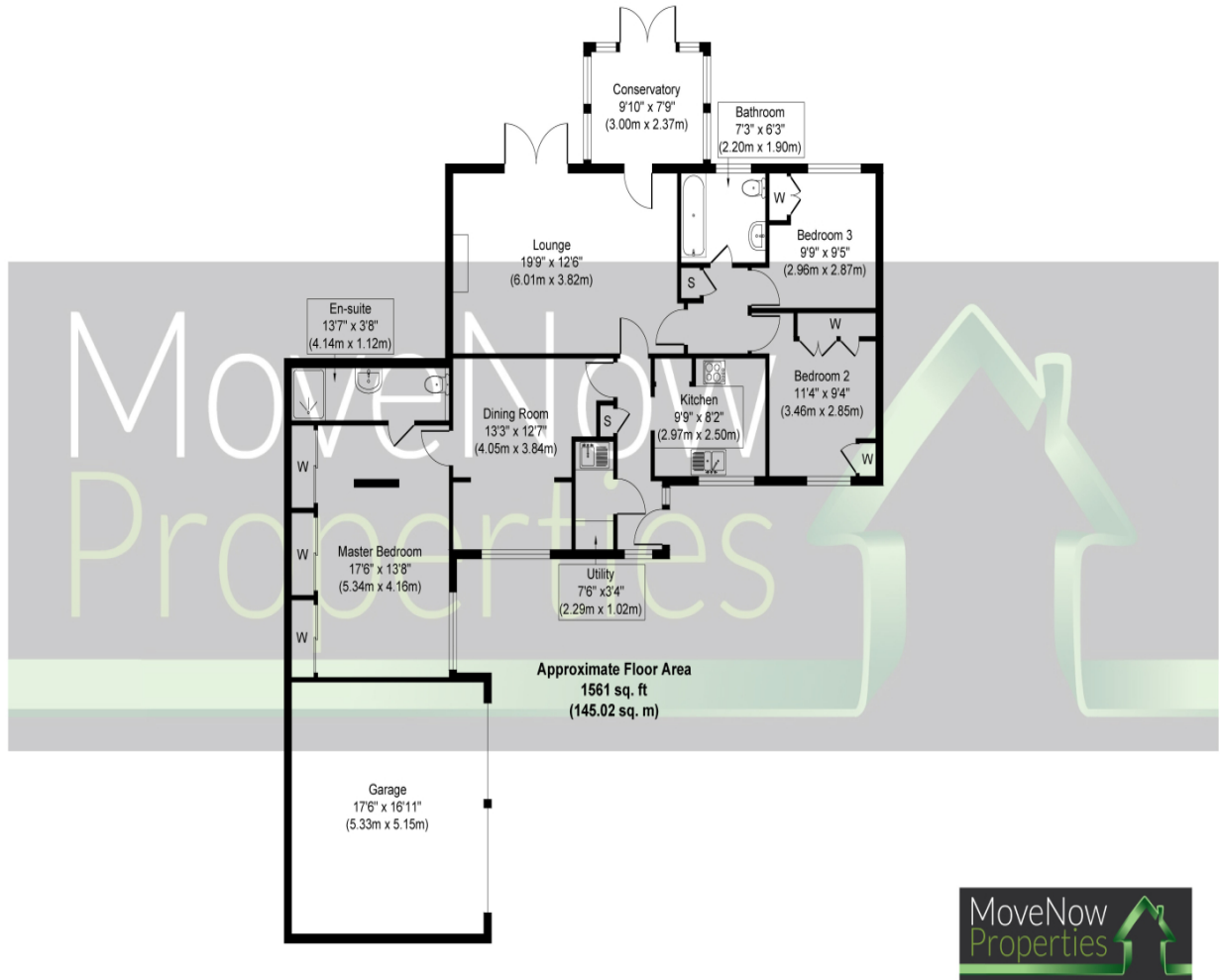


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>108</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Darton, S75

