



# 34 Saltersbrook Road

Darfield, Barnsley, S73 9AP

£350,000



Unique Three-Bedroom Detached Home – Fully Refurbished with Stunning Features

This unique three-bedroom detached home has been fully refurbished to an exceptional standard and offers spacious, beautifully presented accommodation throughout. Thoughtfully designed with high-quality finishes, this property is ready to move straight into and would make a perfect family home.

Upon entering, you are welcomed by a striking entrance hall featuring an oak and glass staircase, setting the tone for the quality found throughout. The property also benefits from oak internal doors and composite doors to both the front and side.

The accommodation includes two reception rooms, a family-sized kitchen, a convenient downstairs WC, and three generously proportioned bedrooms, along with a spacious family bathroom.



## GROUND FLOOR

### ENTRANCE HALL

This impressive entrance hall sets the tone for the home, featuring a striking oak and glass staircase. A spacious and welcoming area, it benefits from a composite door and window, allowing ample natural light to fill the space.

### LOUNGE

A lovely sized lounge featuring high ceilings and a bay-style double-glazed window to the front elevation, allowing plenty of natural light. The room is neutrally decorated and benefits from a radiator, creating a bright and comfortable living space.

### DINING ROOM

A further spacious reception room, again benefiting from high ceilings and neutral décor. Semi open-plan to the kitchen area, this versatile space is enhanced by French-style doors leading to the rear garden, allowing ample natural light to flood the room.

### KITCHEN

This light and bright kitchen area is newly fitted and features a range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, extractor, fridge freezer, and washing machine.

There is a rear-facing double-glazed window, and the space benefits from a spacious layout with a semi open-plan dining area, creating a true family hub. Ideal for entertaining, the room is complemented by modern flooring and allows for both practical use and sociable living.

### SIDE ENTRANCE

### DOWNSTAIRS WC

An ideal downstairs cloakroom comprising a WC and wash hand basin, providing convenient and practical facilities for everyday use.

## FIRST FLOOR

### LANDING

The landing continues the home's spacious feel and features a side-facing double-glazed window, allowing natural light to flow through. There is also loft access with a drop-down ladder, providing additional storage potential.

### BEDROOM ONE

A spacious bedroom featuring a bow-style double-glazed window, allowing plenty of natural light. The room is neutrally decorated and benefits from a radiator, creating a comfortable and inviting space.

### BEDROOM TWO

A further spacious bedroom, neutrally decorated, featuring a rear-facing double-glazed window overlooking the rear garden. The room also benefits from a radiator, creating a comfortable and peaceful space.

### BEDROOM THREE

A good-sized third bedroom featuring a front-facing double-glazed window and radiator, providing a bright and comfortable space.

### HOUSE BATHROOM

A lovely-sized family bathroom featuring tiled flooring and partially tiled walls. The room comprises a three-piece suite including a bath with shower over, floating wash hand basin, and WC.

There are two windows with obscure glazing allowing natural light while maintaining privacy, along with a heated ladder-style towel rail, creating a bright and practical bathroom space.

## OUTSIDE

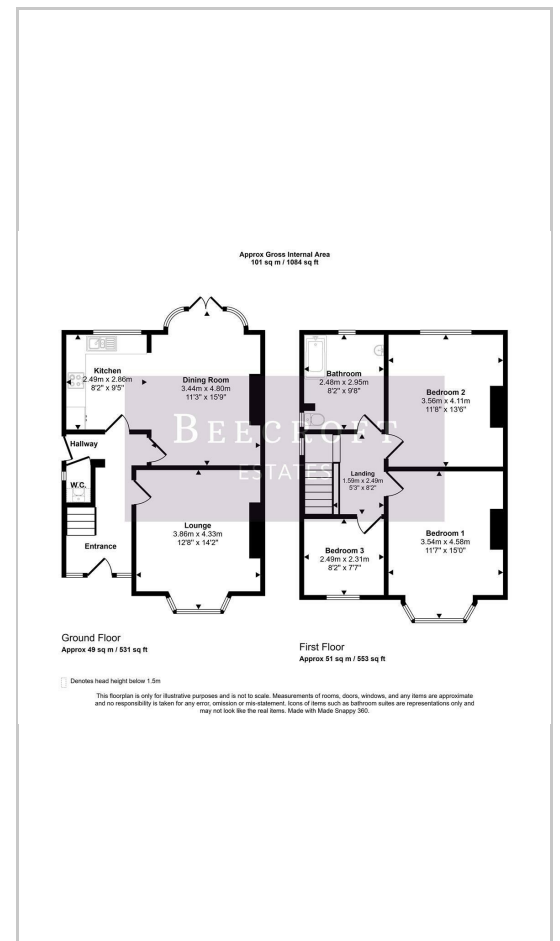
Externally, the property benefits from both front and rear gardens. A lengthy driveway provides ample off-road parking and leads to the garage.

To the rear, there is a good-sized garden, mainly laid to lawn, along with an outbuilding providing useful storage, which could also be utilised as an outdoor gym or home office.

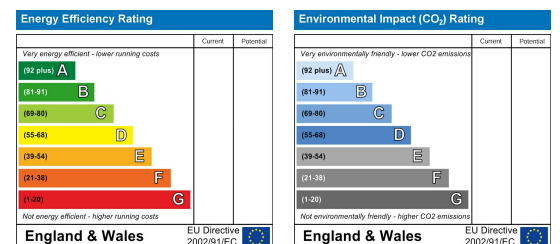
## Area Map



## Floor Plans



## Energy Efficiency Graph



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