BEECROFT
ESTATES

12 Padua Rise

Darfield, Barnsley, S73 9PQ

Offers Over £180,000

3 1 2

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.

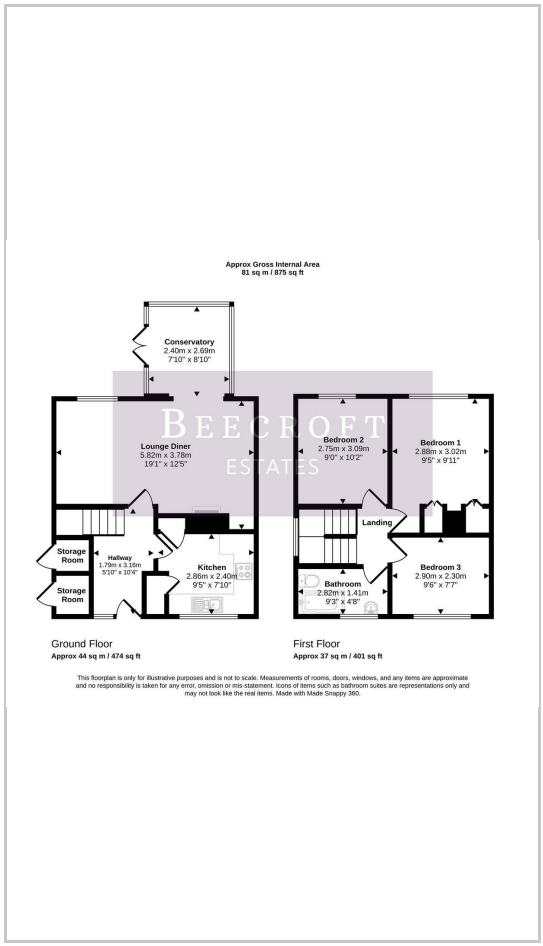
BATHROOM
A newly fitted and stylish bathroom suite comprising a bath with shower over, vanity wash hand basin and WC. The room is further complemented by an obscure glazed window, allowing natural light whilst maintaining privacy, and a heated ladder-style towel rail.

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.

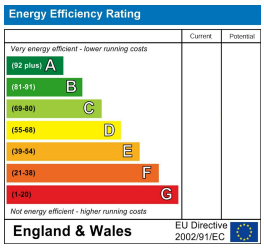
GARAGE 26'2" x 10'5" (8 x 3.2)
The detached garage offers a generous and versatile space, comfortably accommodating either two smaller cars or a family-sized vehicle, while also providing useful workshop space to the rear. Ideal for those requiring additional storage, parking or workspace.

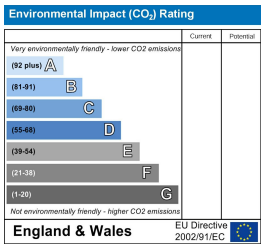
Area Map

Floor Plans



Energy Efficiency Graph





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