



£260,000

TENURE : FREEHOLD

Cranborne Drive, Darton, S75

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Stunning three-bedroom detached family home

Spacious living room with media wall

Located in a highly sought-after and up-and-coming area

Modern open-plan kitchen/dining area

Beautifully presented throughout

Balcony with stylish glass balustrade

Movenowproperties.com LTD
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Website: <https://movenowproperties.com>

Movenowproperties are proud to present this stunning and beautifully presented three-bedroom detached home, situated in a highly desirable and up-and-coming location. Offering modern living throughout with high-quality finishes, this property is perfect for families and professionals alike.

Entrance Hall

A welcoming entrance hall accessed via a composite door with a striking floor-to-ceiling frosted side panel. Finished with tile-effect flooring, radiator, and a double glazed window to the side. Stairs lead to the first floor, with a door providing access to the living room.

Living Room

Measurements: 14'2" x 12'6" (4.32m x 3.81m)

A stylish and spacious living room featuring solid wood flooring, a large double glazed window to the front, radiator, recessed spotlights, and decorative coving. A modern media wall creates a perfect focal point for relaxation and entertaining.

Kitchen / Dining Room

Measurements: 15'8" x 11'1" (4.78m x 3.37m)

A superb modern kitchen/dining space fitted with a range of wall and base units complemented by solid wood work surfaces and tiled splashbacks. Appliances include a range cooker with five-ring gas hob and integrated dishwasher, with space for an American-style fridge freezer and washing machine. A 1.5 bowl sink with mixer tap and a double glazed window overlooking the side. The space benefits from Karndean flooring, recessed spotlights, a radiator, and useful under-stairs storage. Double patio doors open onto the balcony, with an additional composite door providing side access.

Balcony

Measurements: 15'7" x 8'9" (4.75m x 2.66m)

A stunning outdoor seating area finished with porcelain anti-slip flooring and a sleek glass balustrade, offering the perfect space for relaxing or entertaining.

Stairs & Landing

With carpet flooring, handrail, radiator, and a double glazed window to the side. There is a useful storage cupboard and loft access via hatch with ladder, leading to a partially boarded loft housing the boiler. Doors lead to all bedrooms and the bathroom.

Bedroom One

Measurements: 13'1" x 11'9" (4.00m x 3.58m)

A well-proportioned double bedroom with carpet flooring, radiator, double glazed window to the front, and recessed spotlights.

Bedroom Two

Measurements: 11'9" x 9'1" (3.58m x 2.77m)

A spacious double bedroom featuring carpet flooring, radiator, and a double glazed window to the rear, enjoying far-reaching scenic views.

Bedroom Three

Measurements: 10'0" x 6'4" (3.04m x 1.92m)

A versatile third bedroom, ideal as a single room, nursery, or home office, finished with carpet flooring, radiator, and a double glazed window.

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Bathroom

Measurements: 6'2" x 5'5" (1.89m x 1.66m)

A modern and high-spec bathroom suite comprising a low flush WC, wall-mounted wash basin, and Jacuzzi bath with overhead waterfall shower and glass screen. Finished with concealed taps, recessed spotlights, chrome heated towel rail, and full tiling to both walls and floor. A frosted double glazed window to the rear provides natural light.

Outside

To the front of the property is a low-maintenance garden with a pathway leading to the entrance. To the side, a private driveway provides off-road parking.

The rear garden is beautifully landscaped and enclosed, featuring a lawn, patio seating areas, and fenced boundaries. There is a large garden shed with power and lighting, secure gated access, steps leading down, and an external power socket—making it a highly functional and enjoyable outdoor space.

Location

Situated in a popular and rapidly developing residential area, the property benefits from excellent local amenities, well-regarded schools, and convenient transport links, making it ideal for commuters and families alike. The location continues to grow in demand, adding strong long-term appeal.

Tenure: Freehold

Council Tax Band C

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, private drive

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.

Planning permissions Permission granted February 2020 for rear extension which has since been removed.

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.

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Agents Note

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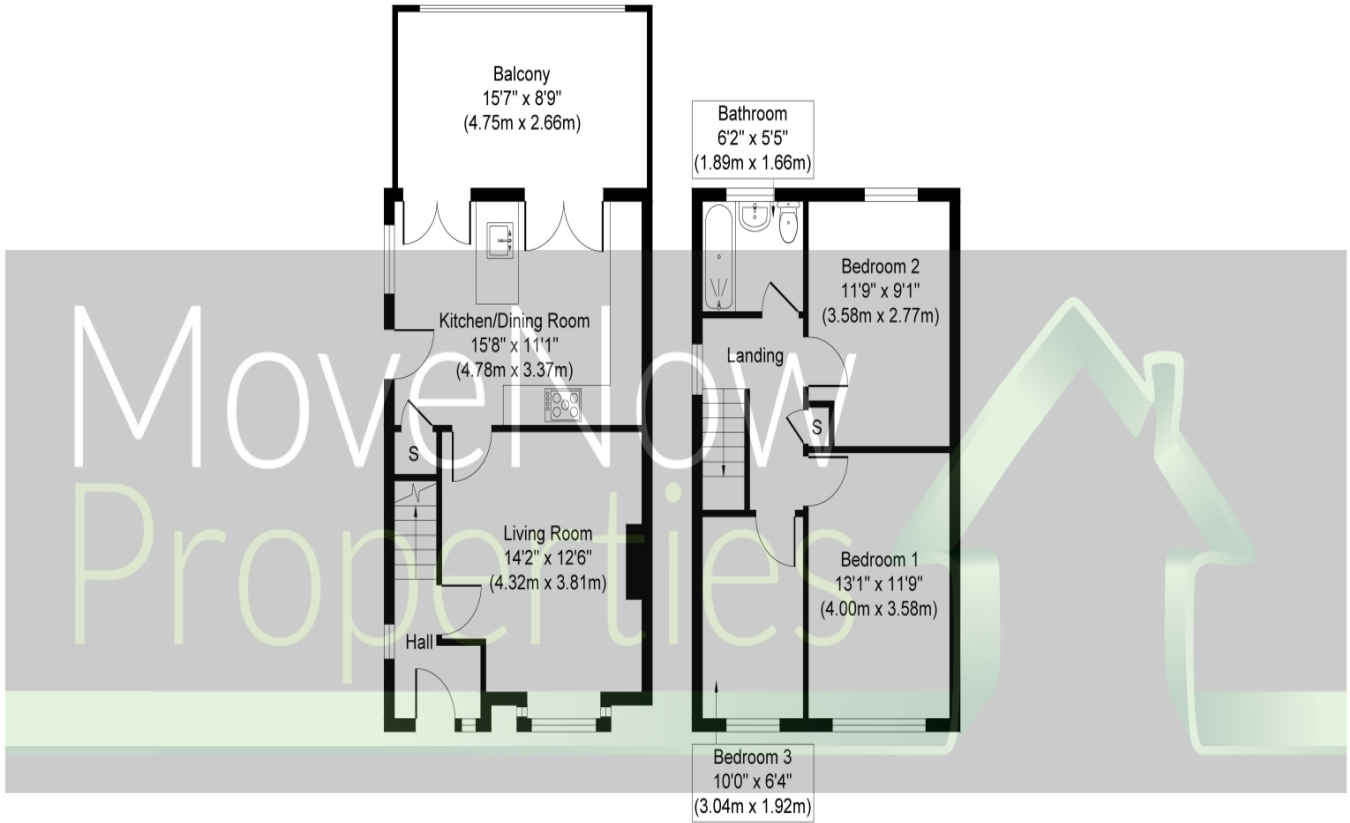
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Ground Floor
Approximate Floor Area
388 sq. ft
(36.02 sq. m)

First Floor
Approximate Floor Area
395 sq. ft
(36.69 sq. m)



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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