

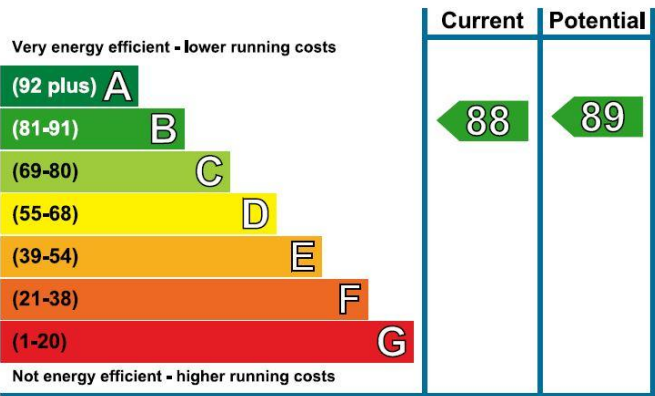
FAMILY BATHROOM
Half tiled and fitted with a white three piece suite, comprising a panel bath with mixer tap, shower over and glass screen, dual flush WC and suspended wash hand basin. There is an obscure glazed window, tiled floor and a radiator.

OUTSIDE:
The property is set back from the road, facing Broadway and is accessed via a private cul-de-sac, leading to the double width driveway.

A path at the side gives access to a full width flagged pathway at the rear, with lawn beyond that is fully enclosed. There is also a large timber garden shed that is available by separate negotiation.



Energy Efficiency Rating



FLOOR PLAN:



OFFER PROCEDURE - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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15 Broadway Drive
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£265,000

Property Features

- UPGRADED SPECIFICATION
 - FOUR BEDROOMS
 - TWO EN-SUITES
 - GARAGE CONVERSION
 - INTEGRATED KITCHEN
- ALARM & CCTV CAMERAS
 - SOLAR PANELS
 - DOUBLE DRIVEWAY
 - BUILT-IN WARDROBES
 - NHBC BUILD GUARANTEE

Full Description

Located on the new Taylor Wimpey development off Broadway in Barnsley, this detached four bedroom family home has been significantly upgraded during the build and afterwards by the new owners.

The property boasts two en-suites, built in wardrobes to each bedroom, a garage conversion, fully integrated kitchen appliances, upgraded tiling, alarm system and CCTV cameras and solar panels to the roof. It is also pre-wired for Virgin Media, has upgraded laminated full UPVC double glazing, plus an energy efficient gas central heating system with a condensing boiler and pressurised hot water cylinder.

Access is provided via a private road, which leads to a double width driveway. The rear garden is fully enclosed and the property has the additional advantage of the remaining NHBC guarantee.

GROUND FLOOR:

RECEPTION HALL

Approached from an upgraded composite entrance door, the hallway has a spindled staircase to the first floor with storage cupboard beneath.

CLOAKROOM/WC

Fully tiled and fitted with a dual flush WC and wash hand basin with mixer tap. There is also a radiator.

LOUNGE

18' 4" x 10' 9" (5.59m x 3.28m) This front facing reception room has a built in dehumidifier, television point and two radiators. Double doors open to the...

DINING ROOM

9' 10" x 9' 8" (3m x 2.95m) Having French doors leading to the rear garden and a radiator.



BREAKFAST KITCHEN

16' 9" x 9' 8" (5.11m x 2.95m) Fitted with a range of ivory coloured gloss finish base and wall mounted units, comprising an inset one and half bowl stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces with tiled splash backs. Integrated appliances include a stainless steel oven with four ring gas hob, washing machine, fridge, freezer and dishwasher. There is also a fitted breakfast bar, rear facing window, radiator and French doors opening to the rear garden.

GARAGE CONVERSION

16' 0" x 8' 4" (4.88m x 2.54m) The converted garage is currently used as a large utility. It has a front facing window, plumbing for a washing machine and the wall mounted gas boiler, set into a cupboard. Scope is provided to utilise this space as an additional reception room if required.

FIRST FLOOR:

LANDING

Providing loft hatch, recessed linen cupboard with shelving, plus further airing cupboard containing the pressurised hot water cylinder.

BEDROOM ONE

15' 1" x 11' 0" (4.6m x 3.35m) This front facing master bedroom has television and telephone points, dehumidifier, built in wardrobes and a radiator. Access is provided to the...

EN-SUITE

Half tiled and fitted with a white three piece suite, comprising a recessed extra wide shower endosure, dual flush WC and suspended wash hand basin with mixer tap.

GUEST BEDROOM TWO

12' 0" x 9' 5" (3.66m x 2.87m) Having double window to the front aspect, built in dehumidifier, radiator, recessed cupboard over the bulk head and built in double wardrobe. Access is provided to the...

EN-SUITE

Half tiled and fitted with a white three piece suite, comprising an extra wide shower endosure, dual flush WC and suspended wash hand basin. There is a tiled floor, radiator and obscure glazed window.

BEDROOM THREE

10' 3" x 8' 5" (3.12m x 2.57m) A rear facing bedroom with built in wardrobes and a radiator.

BEDROOM FOUR

10' 3" x 8' 10" (3.12m x 2.69m) A rear facing bedroom with built in double wardrobe and a radiator.

