

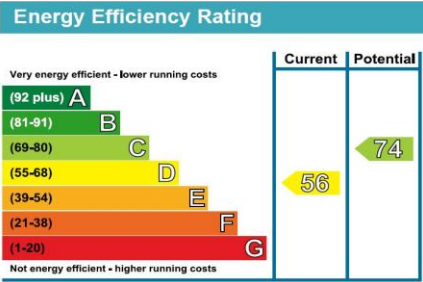
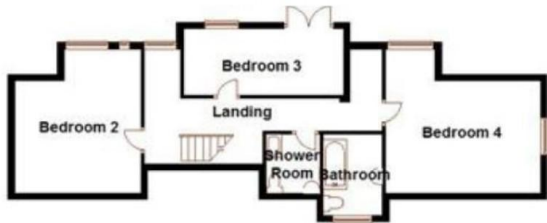
**BEDROOM THREE**  
11' 2" x 14' 7" (11' 0" min) (3.4m x 4.44m) Having side and rear facing windows, the latter enjoying long range views. There is a radiator and built in wardrobes, incorporating cupboards over the double bed area.

**BEDROOM FOUR**  
13' 10" (plus wardrobes) x 8' 5" (4.22m x 2.57m) A rear facing bedroom with French doors opening to a Juliet balcony, again enjoying long range views. There are down lighters to the ceiling, a radiator and built in wardrobes to one wall with matching drawers, plus his-and-hers bedside cabinets.

**FAMILY BATHROOM**  
Fully tiled and fitted with a white three piece suite, including a P-shaped panel bath with curved glass shower screen, electric shower over and central mixer tap with shower head attachment. In addition, there is a dual flush WC and wash hand basin with mixer tap, chrome towel ladder radiator and obscure glazed window.

**SEPARATE SHOWER ROOM**  
Fitted with a white suite, comprising a recessed shower cubicle, dual flush WC and wash hand basin with mixer tap. There is also a chrome towel ladder radiator.

**OUTSIDE**  
There are two gated entrances, opening to a curved driveway, suitable for parking a number of vehicles. It leads to the adjoining double garage, which measures 17' 1" x 16' 0" internally and features both light and power points, plus a circular window. To the front, there is a well kept, deep garden with colourful planted borders and mature shrubs forming the end boundary. A secure gate opens to the rear of the garage, where there is a fully stone flagged sitting area, currently used as a dog run, with access provided to the utility room. A pathway at the opposite side of the bungalow leads to a full width flagged patio, stretching across the rear of the property, with trellis screening adding further privacy. The patio extends to the rear of the entertainment room, where there is a further two tier decked area. An expanse of lawn continues beyond the patios with further trellis screening around the boundary.



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**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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**555 Doncaster Road**  
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**£385,000**



This individual, four bedroom detached dormer bungalow provides particularly well proportioned, flexible accommodation, including an entertainment room that is in excess of 24' and would also be an ideal space from which to run a home business.

Large, southerly facing rear windows, allow plenty of natural light to flood the property and it also stands on a good sized plot, with a generous front garden, two driveway entrances and a double garage.

Internally, the layout includes two reception rooms, 23' breakfast kitchen with separate utility, master bedroom with en-suite and dressing room/study situated off, plus separate family bathrooms and shower rooms.

**GROUND FLOOR:**

**ENTRANCE PORCH**

Approached from a UPVC entrance door, the porch has a front window, plus glazed internal door opening to the...

**DINING ROOM**

14' 8" x 10' 9" (14' 1" max) (4.47m x 3.28m) French doors with complementing side panel windows allow high levels of natural light into the dining room and overlook the rear patio. There is also a radiator and staircase to the first floor.

**LOUNGE**

22' 6" x 14' 10" (6.86m x 4.52m) This spacious reception room has both front and side facing windows, plus floor to ceiling windows across the rear, incorporating French doors. It features a marble fireplace with electric flame effect fire, a television point and two radiators.

**BREAKFAST KITCHEN**

23' 0" x 9' 3" (7' 7" min) (7.01m x 2.82m) Fitted with an extensive range of beech wood finish base and wall mounted units, comprising an inset one and a half bowl stainless steel sink with chrome mixer tap and cupboard under, plus area of solid granite work surfaces and matching upstands. There is an integrated stainless steel oven with four ring gas hob and extractor hood above, integrated fridge and dishwasher, kick plate heater, numerous down lighters to the ceiling and Karndean tile effect flooring. At the end of a kitchen, there is a breakfast room with radiator and additional down lighters.

**SIDE ENTRANCE LOBBY**

Having half glazed UPVC entrance door, Karndean tile effect flooring, a radiator, internal access to the double garage, plus built in beech wood finish units, providing storage and concealing the electric meter.



**CLOAKROOM/WC**

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

**UTILITY ROOM**

9' 8" x 5' 0" (2.95m x 1.52m) Providing a housing unit for washing machine or tumble drier and a radiator. There is a side window and UPVC door leading out to the flagged, private patio.

**ENTERTAINMENT ROOM**

24' 5" x 17' 0" (7.44m x 5.18m) A particularly spacious games/entertainment room with high pitched ceiling and full glazing across the rear, incorporating French doors. There is an exposed brick gable wall, three radiators and a built in, solid oak bar with feature mirrors and concealed lighting fitted behind. This space would be ideal for anyone wishing to run a small business from home, who requires office space that can be separated from the main property. Access is also provided to a...

**SEPARATE WC**

Fitted with a low flush WC, corner wash hand basin and radiator.

**STUDY/DRESSING ROOM**

10' 9" x 8' 10" (max) (3.28m x 2.69m) Having a rear facing window, radiator and access to the main bedroom. This room is currently utilised as a study, but would lend itself to being used as a dressing room.

**BEDROOM ONE**

16' 4" x 10' 9" (4.98m x 3.28m) Having a large window overlooking the rear patio and providing recessed wardrobe, plus a bank of walnut finish wardrobes with complementing chest of drawers. There is a radiator and access to the...

**EN-SUITE**

Fully tiled and fitted with a white three piece suite, comprising a large corner shower, dual flush WC and wash hand basin. There is a chrome towel ladder radiator, down lighters to the ceiling and an electric shaving point.

**FIRST FLOOR:**

**LANDING**

The landing enjoys natural light from two rear facing dormer windows. It also has a spindled balustrade, loft hatch and three radiators.

**BEDROOM TWO**

15' 1" x 11' 7" (15' 1" into dormer) (4.6m x 3.53m) Having side window, rear facing dormer window, built in wardrobes and a radiator.

