

OUTSIDE

Double wrought iron gates open to a gravel driveway, providing parking for a number of vehicles and giving access to the adjoining single garage. There is a generous front lawn with stone boundary wall, both of which wrap around the side of the property where there is ample space to extend the house or garage, subject to the necessary planning consents.

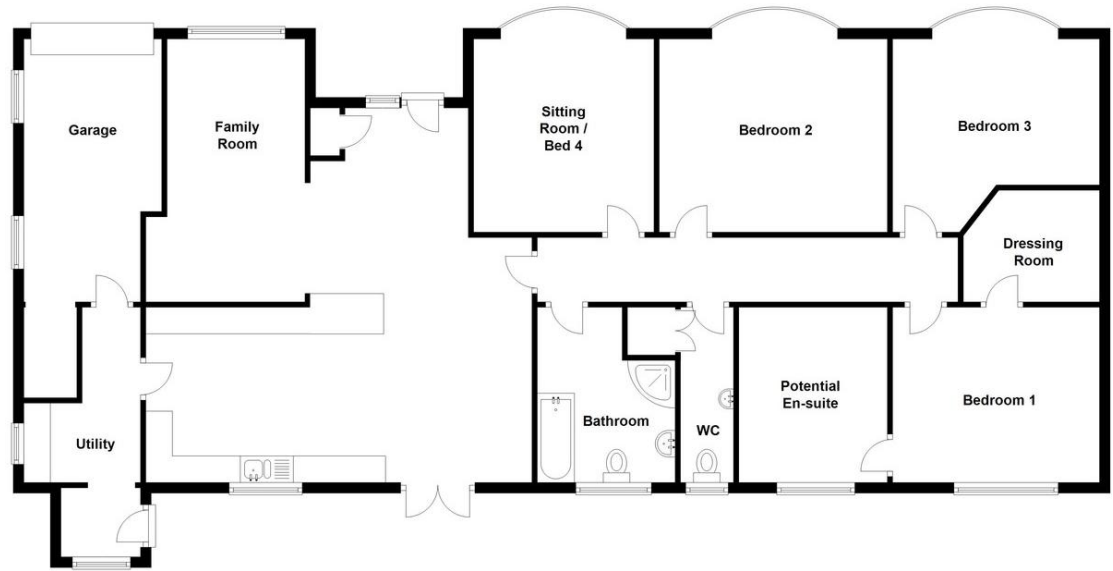
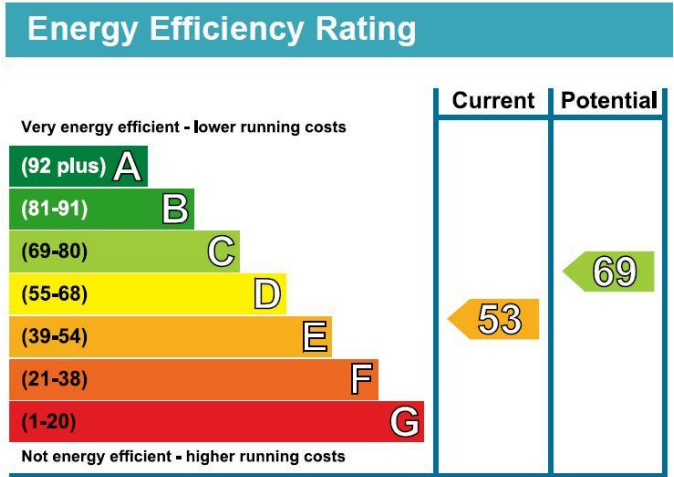
The rear garden is also of a generous size and comprises a lawn, timber summer house, children's play area and stone boundary wall.

SERVICES

We are informed mains gas, electric and water are provided to the property. Drainage is via a private septic tank.

ENERGY PERFORMANCE GRAPH:

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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**£415,000**



# Property Features

- EXTENSIVE GARDENS
  - DISTANT VIEWS
  - SCOPE TO CONVERT ATTIC
- FOUR BEDROOMS
  - GATED DRIVEWAY - AMPLE PARKING
  - ADJACENT LOCKE PARK

## Full Description

This four bedroom bungalow stands on a particularly generous plot, with lawns wrapping around the natural stone built property and superb rural views across to Wentworth Castle.

Subject to achieving the necessary planning consents, there is huge scope to further enhance this family home, in terms of developing the loft space, extending, additional garaging, etc.

Located along a little known single track lane, off Keresforth Hall Road, the property sits on the edge of Locke Park and its extensive amenities. Easy access is also provided to Barnsley town centre and junction 37 of the M1 motorway.

**RECEPTION HALLWAY/FAMILY KITCHEN**  
23' 6" x 9' 10" (extending to 22' 10" into entrance hall)  
(7.16m x 3m) This particularly spacious open plan hallway, kitchen and dining room is the hub of the property.

The kitchen area features a comprehensive range of white base and wall mounted units, comprising an inset one and a half bowl stainless steel sink with cupboard under, plus area of worktop surfaces with tiled splash backs. The sale includes the range style stainless steel oven with six ring gas burner, stainless steel splash back and chimney style extractor hood above. There is also space for a fridge/freezer, plumbing for a dishwasher, down lighters to the ceiling, a fitted breakfast bar area, wood laminate flooring, two radiators, a rear facing window and French doors leading out to the rear garden.

The entrance area has a covered storm porch externally, built in cloaks cupboard and a split level, open plan aspect to the...

**FAMILY ROOM**  
16' 1" x 8' 11" (4.9m x 2.72m) The focal point of this room is a multi fuel stove. It also has a front facing window, radiator and solid wood flooring.



**UTILITY ROOM**  
Having both side and rear facing windows, composite rear access door, plumbing for a washing machine, space for a tumble drier, tiled floor and a radiator. Internal access is also provided to the garage.

**BEDROOM FOUR/SITTING ROOM**  
11' 6" x 10' 10" (3.51m x 3.3m) Having a bow window to the front aspect, television point and a radiator. This room is currently utilised as living space, but would be equally suited as a fourth bedroom.

**BEDROOM THREE**  
13' 11" x 11' 6" (4.24m x 3.51m) Having bow window to the front aspect, down lighters to the ceiling and a radiator.

**BEDROOM TWO**  
12' 10" x 8' 11" (11' 6" at entrance) (3.91m x 2.72m) Having bow window to the front aspect and a radiator.

**BEDROOM ONE**  
10' 8" x 13' 7" (3.25m x 4.14m) Overlooking the rear garden and enjoying views across the adjacent field, this master bedroom features bedside wall light points, a television point, coving to the ceiling and a radiator. There is a walk-in dressing room situated off, plus further dressing room, which was initially intended to be converted to an ensuite.

**DRESSING ROOM**  
7' 10" x 6' 5" (2.39m x 1.96m) Fitted with hanging rails, shelves and drawers.

**POTENTIAL ENSUITE**  
10' 5" x 9' 0" (3.18m x 2.74m) Currently utilised as a make-up room, this area was originally intended by the vendors to become an ensuite serving the master bedroom.

**FAMILY BATHROOM**  
Fully tiled and fitted with a white four piece suite, comprising a tiled panel bath, separate corner shower enclosure, dual flush WC and vanity wash hand basin with cupboard beneath. There is a tiled floor, chrome towel ladder radiator, obscure glazed window and down lighters to the ceiling.

**CLOAKROOM/WC**  
Fitted with a dual flush WC and wash hand basin with tiled splash backs. There is an obscure glazed window and recessed linen cupboard.

