51 Devonshire Drive, Old Town S75 1ED

£450,000

A GENEROUSLY PROPORTIONED FOUR-BEDROOM DORMER-STYLE DETACHED BUNGALOW, OFFERING VERSATILE ACCOMMODATION THROUGHOUT. BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, OFF-STREET PARKING AND A BEAUTIFULLY LANDSCAPED REAR GARDEN. IDEALLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING:

PAISLEY PROPERTIES

ENTRANCE HALL (4′7″ max x 15′8″ max)

You enter the property through a uPVC entrance door into a welcoming entrance hall. A frosted glazed side panel allows an abundance of natural light to flow into the space, creating an inviting first impression. There is ample room for coats, shoes and freestanding furniture if desired, while inset spotlights, neutral décor and useful under-stairs storage complete the space. Doors lead through to the lounge, kitchen, utility room, house bathroom, bedroom three and bedroom four.

LOUNGE 13′0″ max x 18′0″ max

Filled with natural light, this spacious lounge offers a warm and inviting space for everyday living. The focal point of the room is an attractive gas fireplace set within a natural stone surround, whilst a front-facing window overlooks the garden. The generous proportions allow ample space for a variety of furniture arrangements. A door leads through to the entrance hall.

KITCHEN 18′7″ max x 12′6″ max

Thoughtfully designed for modern family living, this impressive kitchen/diner combines style with practicality. Fully glazed uPVC patio doors and a rear-facing window fill the room with natural light whilst providing pleasant views over the garden. Fitted with a range of contemporary grey solid wood wall and base units, complemented by matt stone-effect work surfaces and matching splashbacks. Integrated appliances include a five-ring hob with chimney style extractor , electric oven, microwave/grill and dishwasher, together with space for an American-style fridge freezer. A breakfast bar and generous dining area provide excellent entertaining space. Doors lead through to the rear garden and entrance hall.

UTILITY ROOM 9′8″ max x 6′7″ max

Offering a practical space for day-to-day living, this well-equipped utility room is fitted with built-in storage cupboards and a sink with mixer tap set beneath a rear-facing window overlooking the garden. Stone-effect work surfaces provide ample preparation space, with plumbing and space for both a washing machine and tumble dryer. A further double sliding-door storage cupboard offers excellent additional storage. Finished with luxury vinyl tile flooring, a partially glazed uPVC door leads through to the rear garden, whilst a further door leads through to the entrance hall.

HOUSE BATHROOM 6′7″ max x 9′0″ max

Beautifully presented, this contemporary family bathroom is fitted with a separate shower enclosure, a generously sized wash hand basin with mixer tap set within a vanity unit and a low-level flush WC. A useful built-in storage cupboard provides additional space for towels and toiletries. Finished with large grey wall and floor tiles, inset spotlights and a rear-facing obscure glazed window, the room enjoys a bright and welcoming feel whilst maintaining privacy. A door leads through to the entrance hall.

BEDROOM THREE 11′4″ max x 11′1″ max

Benefitting from an extensive range of fitted wardrobes wrapping around one side of the room, this spacious double bedroom provides exceptional storage. Positioned to the front of the property, a window overlooks the front garden, creating a bright and inviting atmosphere. There is ample space for additional bedroom furniture. A door leads through to the entrance hall.

BEDROOM FOUR 10′0″ max x 9′10″ max

Currently utilised as a dining room, this well-proportioned double bedroom highlights the flexibility of the accommodation on offer. Positioned to the rear of the property, the bedroom enjoys pleasant views over the garden and is finished with wood-effect laminate flooring and neutral décor. A door leads through to the entrance hall.

FIRST FLOOR LANDING 8′2″ max x 12′1″ max

A beautifully crafted solid oak staircase with a gentle curved design rises from the entrance hall to the first-floor landing. One Velux roof window create a bright and airy atmosphere, whilst there is ample space for occasional freestanding furniture if desired. Solid oak internal doors lead through to Bedrooms One and Two together with the separate WC.

FIRST FLOOR WC 3′2″ max x 5′7″

Finished in a contemporary style, this first-floor WC comprises a wash hand basin set within a sleek vanity unit and a low-level flush WC. A Velux roof window allows natural light into the room, whilst grey wood-effect flooring completes the modern finish. A door leads through to the first-floor landing.

BEDROOM TWO 8′11″ max x 11′8″ max

Versatile in its design, this double bedroom lends itself to a variety of uses including a guest bedroom, nursery or home office. Positioned to the rear of the property, the room enjoys a bright and airy feel and benefits from fitted wardrobes, useful eaves storage and inset spotlights. There is ample space for additional bedroom furniture. A door leads through to the first-floor landing.

BEDROOM ONE 11′5″ max x 16′8″ max

Beautifully presented, this generously proportioned double bedroom is the largest of the four bedrooms, offering an impressive amount of space for a range of bedroom furnishings. Positioned to the front of the property, two Velux roof windows enhance the sense of space and create a pleasant outlook. Fitted wardrobes, inset spotlights and useful eaves storage provide excellent practicality. A door leads through to the first-floor landing.

REAR GARDEN/ SIDE GARDEN

FRONT, GARAGE & DRIVEWAY

To the front of the property, a generous driveway provides off-road parking for multiple vehicles and leads to the detached garage, which benefits from an up-and-over door, power and lighting. A pathway leads to the front entrance door, whilst two useful storage sheds are discreetly positioned to the side of the property, providing excellent additional storage.

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway & Garage

RIGHTS AND RESTRICTIONS:
There are no restrictions

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Loft conversion
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There has been a ground floor extension to the rear
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

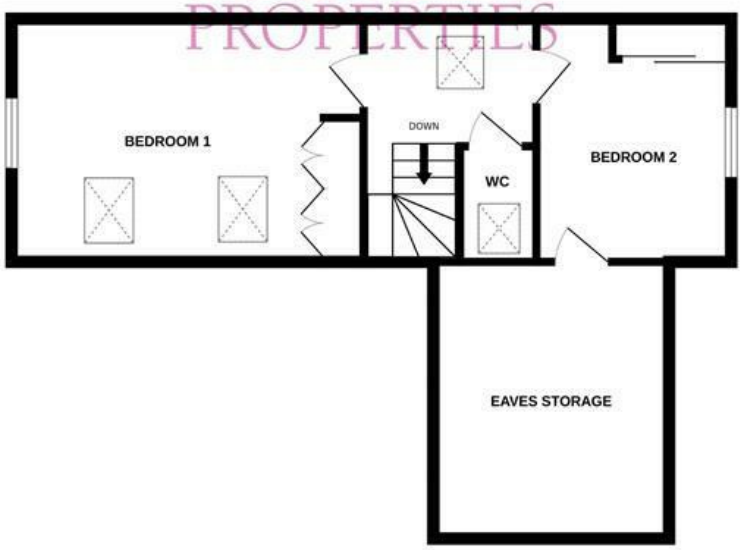
PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR

1ST FLOOR



PAISLEY PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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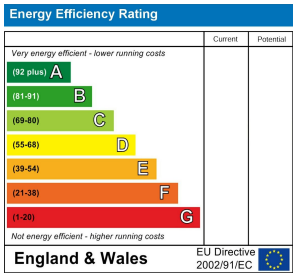

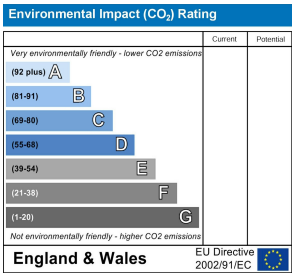

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