

1 Tipsey Court,  
Mapplewell S75 6FZ

OFFERS AROUND  
£650,000



THIS AMAZING FOUR DOUBLE BEDROOM FAMILY HOME BOASTS EXCEPTIONALLY SPACIOUS ROOM SIZES THROUGHOUT AND IS WELL PRESENTED BUT STILL BURSTING WITH FURTHER POTENTIAL. EXTERNALLY IT BENEFITS FROM A SOUTH FACING GARDEN WITH A GARDEN BAR, COVERED PERGOLA SEATING AREA, CHILDS PLAYHOUSE AND A DOUBLE GARAGE. THE FRONT DRIVEWAY WOULD ALLOW PARKING FOR NUMEROUS VEHICLES BEHIND ELECTRIC GATES. FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING: C

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 11'5" x 13'7" max**

You enter the property through a timber door into a striking entrance hallway which has a decorative ceramic tiled floor and a wood and metal magnificent staircase ascending to the first floor. Doors lead to the cloakroom, snug, lounge dining room and dining kitchen.



### **CLOAKROOM 4'0" x 6'10" max**

Handily located just off the entrance hallway, this cloakroom is the perfect place to store outdoor clothing and shoes. It has practical tiled flooring underfoot. A door leads into the entrance hallway.

### **SNUG 14'7" x 14'4" max**

Located to the front of the property with a window looking out into the front garden this versatile room is used as a snug by the current owners but could have a variety of uses. An electric fire with a wood surround set on a wood panelled feature wall creates a charming focal point. There is ample space to accommodate lounge furniture and wall lights and a central light fitting give the room a cosy feel. A door leads to the entrance hallway.



### **LOUNGE DINING ROOM 14'3" x 36'0" max**

This roomy lounge dining room spans the full depth of the property and benefits from windows to the front and sliding patio doors to the rear which allow lots of natural light to flood in. A gorgeous stone inset fireplace in the lounge area houses a gas fire basket and creates a focal point in the room. There is an abundance of space for lounge furniture and a large shaped opening leads to the dining area which also has ample room for a very generous dining table. This room's generous proportions really do have to be viewed to be fully appreciated. Doors lead to the dining kitchen and entrance hallway.





**LIVING KITCHEN 20'0" x 14'9" max**

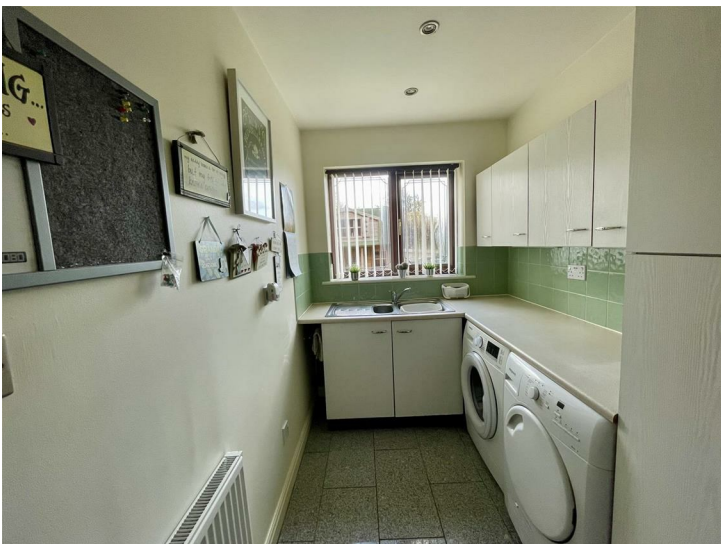
Light and airy, courtesy of rear facing windows and a glazed door leading to the rear garden, this spacious room has a well designed LEICHT kitchen which incorporates beech effect base and wall units with speckled laminate worktops, green tiled splashbacks and a stainless sink and drainer with mixer tap over. A central island unit with a black marble top offers an informal dining solution, extra food preparation space and cupboard storage. Integrated SMEG appliances include a five burner gas hob with concealed extractor fan over, an electric fan oven, microwave, fridge and dishwasher. Black speckled marble flooring runs underfoot in both the kitchen and living area which is used as a lounge space by the current owners but it could house a good sized dining table if so wished. Spotlights and a ceiling fan complete the room. Doors lead to the utility room, dining room and entrance hallway.





**UTILITY ROOM 5'9" x 11'4" max**

Usefully sandwiched between the kitchen and the rear porch, this great utility space is fitted with white base and wall units, green tiled splashbacks, speckled worktops and a stainless steel sink and drainer. Speckled black marble flooring runs underfoot. Doors lead to the downstairs W.C., rear porch and living kitchen.





**DOWNSTAIRS W.C. 5'9" x 2'10" max**

This useful downstairs W.C. is fitted with a white low level W.C. and vanity hand wash basin with cupboard under. The room is fully tiled with white tiles which continue underfoot. A cabinet installed above the wash basin offers some storage for bathroom essentials. A door leads into the utility room.

**REAR PORCH 8'5" x 5'4" max**

Offering access to the rear garden via an exterior door this practical space is ideally positioned for removing outdoor clothing and shoes. Practical tiled flooring runs underfoot. Doors lead to the pantry, garage and utility room.

**PANTRY 5'3" x 8'7" max**

This useful pantry could also be used as a boot room or simply as extra storage. A door leads into the rear porch.

**FIRST FLOOR LANDING 10'10" x 22'11" max**

A grand carpeted staircase with a wooden and metal balustrade ascends from the entrance hallway to the first floor landing which is a fabulous space with a velux window allowing natural light to cascade in to an area which could be used as a lovely library and reading space or a home office. A cupboard houses the property's hot water cylinder and offers some storage. Doors lead off to the four bedrooms and house bathroom.

**BEDROOM ONE 14'8" x 14'5" max**

Located to the front of the property with a window overlooking the front garden, this wonderful master bedroom has a plethora of space for freestanding bedroom furniture. A chandelier to the ceiling adds a feeling of grandeur. Doors lead to the ensuite bathroom, walk in wardrobe and landing.





### **ENSUITE BATHROOM 8'9" x 10'5" max**

This superb ensuite to the master bedroom is fantastically appointed with white Jack and Jill vanity wash basins with storage drawers below, a jacuzzi corner bath, a low level W,C, and a walk in semi-circular shower cubicle equipped with a thermostatic waterfall mixer shower with colour changing LED light panel over. The room has neutral tiles to the walls and white ceramic floor tiles run underfoot. Spotlights to the ceiling and a chrome heated towel rail completes the look. A door leads to the bedroom.



### **BEDROOM TWO 14'6" x 14'8" max**

Located to the rear of the property with a window offering garden views, this second double bedroom is again of a fabulous size and has lots of space to accommodate items of freestanding bedroom furniture besides the added benefit of sliding mirror wardrobes. Doors lead to the ensuite shower room and onto the landing.





### **ENSUITE SHOWER ROOM**

This recently added ensuite shower room is fitted with a white suite comprising of a low level W.C., compact wall mounted hand wash basin and a step in shower enclosure with an electric shower. Monochrome tiles adorn the wall and floor and glass blocks allow some natural light to enter. A frosted glazed door leads into the bedroom,



### **BEDROOM THREE 14'3" x 14'6" max**

Located to the rear of the property with a window looking out into the garden, this charming tastefully decorated third double bedroom benefits from fitted wood effect wardrobes, with a large mirror panel, providing an excellent amount of storage. The room is once again very spacious and there is space for further items of freestanding furniture. A door leads to the landing.





**BEDROOM FOUR 14'9" x 14'5" max**

This fourth double bedroom has a sloped ceiling to one side adding interest and also benefits from fitted wardrobes for storage. The room is neutrally decorated and has a window looking out to the front of the property. A door leads to the landing.



**FAMILY BATHROOM 11'5" x 10'7" max**

This commodious bathroom is fitted with not only a white corner bath but also a quadrant shower enclosure with electric shower, a marble vanity unit with integral hand wash basin and storage and a low level W.C. The walls are partially tiled with burgundy wall tiles with a decorative border and ceramic tiles in a terracotta shade run underfoot. An obscure window allows light to enter and a door leads to the landing.





## REAR GARDEN

To the rear of the property sits a gorgeous south facing garden just perfect for relaxing in and enjoying the sunshine in the summer months. A covered patio which sits adjacent to the house and can be accessed from the dining room offers a great place for al fresco dining. The garden room housing the bar sits to one corner and there is a child's playhouse too. The garden is mainly lawned and has well established planted shrubs and hedges. This space really does need to be viewed in person to appreciate all it has to offer.







### **GARDEN BAR 13'8" x 8'7" max**

This fabulous addition in the garden provides a great entertaining space being equipped with a seating area and the most unusual metal handcrafted bar with lights above and an authentic beer pump and cooler and a wine fridge. There is an electric fire providing heat in the cooler evenings and giving a lovely cosy feel. A velux skylight and glazed doors allow natural light to enter. A secure storage room offers storage for garden items.



### **FRONT, PARKING & GARAGE 16'8" x 19'6"**

To the front of the property are electric security gates on entry which slide open to allow access to a large block paved driveway with parking for numerous vehicles. The garden wraps around the side of the property to the rear. A double garage with remote control roller shutter doors offers an amazing space which could be a workshop or simply used to park vehicles out of view. It is equipped with light and power and was originally designed with the plan to make it into extra residential space.



### **~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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 ~**

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 ~**

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.

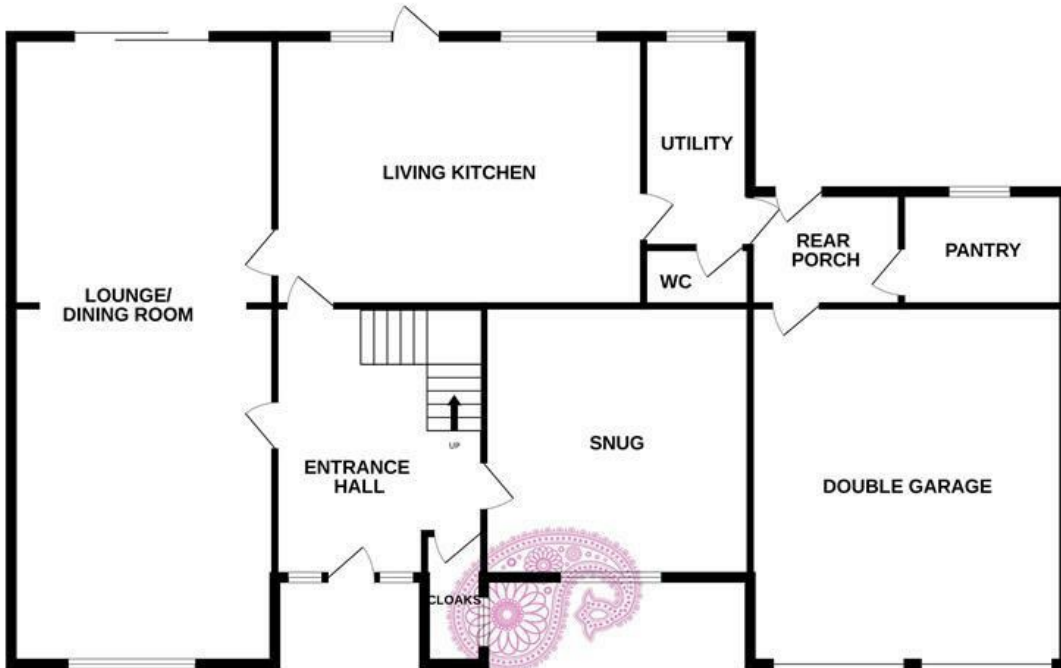
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

### **~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



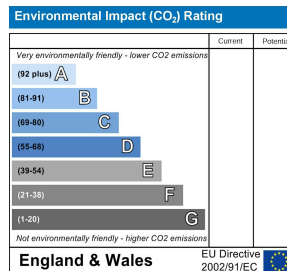
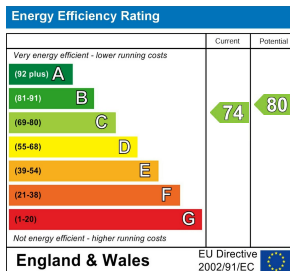
GROUND FLOOR



1ST FLOOR



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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